

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/2 South Street Hadfield VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$635,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Other

Suburb

Hadfield

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/99 East Street Hadfield VIC 3046	\$655,000	23-Jul-19
1/20 South Street Hadfield VIC 3046	\$700,000	31-Jan-19
115A South Street Hadfield VIC 3046	\$780,020	01-May-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 22 November 2019



**1/99 East Street Hadfield VIC 3046** Sold Price **\$655,000** Sold Date **23-Jul-19**  
Distance **0.94km**

 3  2  2



**1/20 South Street Hadfield VIC 3046** Sold Price **\$700,000** Sold Date **31-Jan-19**  
Distance **0.38km**

 3  2  2



**115A South Street Hadfield VIC 3046** Sold Price **\$780,020** Sold Date **01-May-19**  
Distance **0.95km**

 2  2  2

RS = Recent sale UN = Undisclosed Sale

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