

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

3/16 Hilton Street Hadfield VIC 3046

Indicative selling price

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

Single Price

or range
between

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Other

Suburb

Hadfield

Period-from

01 Jun 2019

to

31 May 2020

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

| | | |
|--------------------------------------|-----------|-----------|
| 2B Davies Street Hadfield VIC 3046 | \$540,000 | 06-May-20 |
| 4/125 West Street Hadfield VIC 3046 | \$507,500 | 14-Apr-20 |
| 2/17 Eileen Street Hadfield VIC 3046 | \$480,000 | 11-Jun-20 |

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.~~

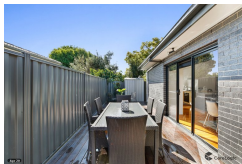
This Statement of Information was prepared on: 16 June 2020



2B Davies Street Hadfield VIC 3046 Sold Price ^{RS} **\$540,000** Sold Date **06-May-20**

 2  1  1

Distance **1.34km**



4/125 West Street Hadfield VIC 3046 Sold Price **\$507,500** Sold Date **14-Apr-20**

 2  1  1

Distance **0.96km**



2/17 Eileen Street Hadfield VIC 3046 Sold Price ^{RS} **\$480,000** Sold Date **11-Jun-20**

 2  1  1

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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