

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

18 HYDE 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

795,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Hadfield

Period-from

01 Oct 2022

to

30 Sep 2023

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

4 JENSEN STREET HADFIELD VIC 3046	\$820,000	20-Oct-23
47 DOMAIN STREET HADFIELD VIC 3046	\$900,000	20-Jun-23
10 THAMES STREET HADFIELD VIC 3046	\$927,000	15-Jul-23

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: 30 October 2023



4 JENSEN STREET HADFIELD VIC 3046

Sold Price

^{RS}

\$820,000

Sold Date

20-Oct-23

 3

 1

 2

Distance

1.34km



47 DOMAIN STREET HADFIELD VIC 3046

Sold Price

\$900,000

Sold Date

20-Jun-23

 3

 1

 4

Distance

0.55km



10 THAMES STREET HADFIELD VIC 3046

Sold Price

\$927,000

Sold Date

15-Jul-23

 3

 1

 3

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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