

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 37b David Street, Hadfield Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$835,000 Property Type House Suburb Hadfield

Period - From 01/04/2024 to 30/06/2024 Source REIV

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 six 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	1/14 Talbot St HADFIELD 3046	\$950,000	11/05/2024
2	12 Pimbial Ct HADFIELD 3046	\$1,036,000	12/03/2024
3	16a Thames St HADFIELD 3046	\$982,500	14/02/2024

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 six months.~~

This Statement of Information was prepared on: 12/08/2024 10:44



Rooms: 6

Property Type: House

Land Size: 290 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,000,000

Median House Price

June quarter 2024: \$835,000

Comparable Properties



1/14 Talbot St HADFIELD 3046 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 11/05/2024

Rooms: 5

Property Type: House (Res)

Land Size: 292 sqm approx



12 Pimbial Ct HADFIELD 3046 (REI)

Agent Comments



Price: \$1,036,000

Method: Private Sale

Date: 12/03/2024

Property Type: House



16a Thames St HADFIELD 3046 (REI)

Agent Comments



Price: \$982,500

Method: Private Sale

Date: 14/02/2024

Property Type: House

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938