

## 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

21 Win-Malee 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,500

Property type

House

Suburb

Hadfield

Period-from

01 Nov 2019

to

31 Oct 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

7 Geum Street Hadfield VIC 3046	\$1,000,000	27-Jul-20
26 The Loop Hadfield VIC 3046	\$986,000	14-Mar-20
49A Volga Street Hadfield VIC 3046	\$960,000	22-Oct-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: 22 November 2020



**7 Geum Street Hadfield VIC 3046**

Sold Price

<sup>RS</sup>

**\$1,000,000**

Sold Date

**27-Jul-20**



4



1



2

Distance

**0.55km**



**26 The Loop Hadfield VIC 3046**

Sold Price

**\$986,000**

Sold Date

**14-Mar-20**



3



2



4

Distance

**0.47km**



**49A Volga Street Hadfield VIC 3046**

Sold Price

<sup>RS</sup>

**\$960,000**

Sold Date

**22-Oct-20**



4



2



2

Distance

**0.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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