

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

1/107 West 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Sep 2018

to

31 Aug 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

2/19 Maude Avenue Glenroy VIC 3046	\$470,000	09-Apr-19
2/21 Bouchier Street Glenroy VIC 3046	\$482,000	24-Apr-19
1/27 Hubert Avenue Glenroy VIC 3046	\$490,000	29-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: 17 September 2019



2/19 Maude Avenue Glenroy VIC 3046

 2  1  1

Sold Price **\$470,000** Sold Date **09-Apr-19**

Distance **0.34km**



2/21 Bourchier Street Glenroy VIC 3046

 2  1  1

Sold Price **\$482,000** Sold Date **24-Apr-19**

Distance **0.57km**



1/27 Hubert Avenue Glenroy VIC 3046

 2  1  1

Sold Price **\$490,000** Sold Date **29-May-19**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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