

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

6/1 Eileen 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,500

Property type

House

Suburb

Hadfield

Period-from

01 Oct 2020

to

30 Sep 2021

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

3/8 Volga Street Hadfield VIC 3046	\$541,000	10-Jul-21
2/137 Middle Street Hadfield VIC 3046	\$505,000	01-Sep-21
1/2 Glenroy Road Glenroy VIC 3046	\$495,000	27-Jun-21

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: 29 October 2021



3/8 Volga Street Hadfield VIC 3046 Sold Price **\$541,000** Sold Date **10-Jul-21**

 2  1  1

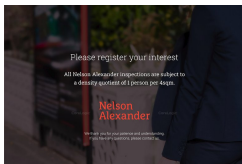
Distance **0.11km**



2/137 Middle Street Hadfield VIC 3046 Sold Price **\$505,000** Sold Date **01-Sep-21**

 2  1  1

Distance **0.17km**



1/2 Glenroy Road Glenroy VIC 3046 Sold Price **\$495,000** Sold Date **27-Jun-21**

 2  1  1

Distance **0.26km**



3/8 Stella Street Glenroy VIC 3046 Sold Price ^{RS} **\$555,000** Sold Date **14-Oct-21**

 2  1  1

Distance **0.31km**



2/107 West Street Hadfield VIC 3046 Sold Price **\$497,000** Sold Date **23-Jul-21**

 1  1  1

Distance **0.35km**



2/4 Truscott Street Glenroy VIC 3046 Sold Price **\$523,000** Sold Date **11-Aug-21**

 2  1  1

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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