

## 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

1/21 Sutherland 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

\$685,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Jul 2020

to

30 Jun 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

|  |           |           |
|--|-----------|-----------|
| 67 Domain Street Hadfield VIC 3046       | \$800,000 | 10-May-21 |
| 2A Dickinson Street Hadfield VIC 3046    | \$710,000 | 24-Jun-21 |
| 1/38 Sutherland Street Hadfield VIC 3046 | \$685,000 | 24-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: 27 July 2021



**67 Domain Street Hadfield VIC 3046**

 3  1  2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**10-May-21**

Distance

**0.33km**



**2A Dickinson Street Hadfield VIC 3046**

 3  2  2

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**24-Jun-21**

Distance

**0.77km**



**1/38 Sutherland Street Hadfield VIC 3046**

 2  1  2

Sold Price

<sup>RS</sup> **\$685,000**

Sold Date

**24-Jun-21**

Distance

**0.16km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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