

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

1/94 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

or range
between

\$695,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Apr 2021

to

31 Mar 2022

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

2/10 CALDWELL STREET GLENROY VIC 3046	\$768,000	09-Apr-22
7/12 EILEEN STREET HADFIELD VIC 3046	\$700,000	08-Mar-22
2/14 NEWTON STREET GLENROY VIC 3046	\$677,400	09-Apr-22

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: 12 April 2022

**2/10 CALDWELL STREET
GLENROY VIC 3046** 3  3  2

Sold Price

^{RS}**\$768,000**

Sold Date

09-Apr-22

Distance

0.15km**7/12 EILEEN STREET HADFIELD
VIC 3046** 2  2  1

Sold Price

^{RS}**\$700,000**

Sold Date

08-Mar-22

Distance

0.25km**2/14 NEWTON STREET GLENROY
VIC 3046** 2  2  1

Sold Price

^{RS}**\$677,400**

Sold Date

09-Apr-22

Distance

0.28km**RS** = Recent sale**UN** = Undisclosed Sale

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