

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

2/29 East 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

\$397,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,750

Property type

Unit

Suburb

Hadfield

Period-from

01 Mar 2019

to

29 Feb 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

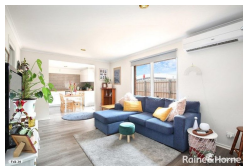
Date of sale

6/71 South Street Hadfield VIC 3046	\$518,000	03-Mar-20
2/18 Hilton Street Hadfield VIC 3046	\$475,000	03-Dec-19
5/147 South Street Hadfield VIC 3046	\$387,000	19-Feb-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: 18 March 2020



6/71 South Street Hadfield VIC 3046

 2  1  1

Sold Price

^{RS} **\$518,000** Sold Date **03-Mar-20**

Distance **0.48km**



2/18 Hilton Street Hadfield VIC 3046

 2  1  1

Sold Price

\$475,000 Sold Date **03-Dec-19**

Distance **1.06km**



5/147 South Street Hadfield VIC 3046

 2  1  1

Sold Price

^{RS} **\$387,000** Sold Date **19-Feb-20**

Distance **1.07km**

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

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