

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 3/28 Barunah Street, Hadfield Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$660,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Hadfield

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 six 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
1	1/174 West St HADFIELD 3046	\$600,000	22/11/2024
2	1/121 West St HADFIELD 3046	\$650,000	25/10/2024
3	2a Rodings St HADFIELD 3046	\$662,000	05/09/2024

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 six months.~~

This Statement of Information was prepared on: 12/02/2025 11:35



Rooms: 5

Property Type: Townhouse

Land Size: 228 sqm approx

Agent Comments

Comparable Properties



1/174 West St HADFIELD 3046 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 22/11/2024

Rooms: 5

Property Type: Unit

Land Size: 292 sqm approx



1/121 West St HADFIELD 3046 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 25/10/2024

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 184 sqm approx



2a Rodings St HADFIELD 3046 (REI)

Agent Comments



Price: \$662,000

Method: Private Sale

Date: 05/09/2024

Property Type: Townhouse (Res)