# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address	3/28 Barunah Street, Hadfield Vic 3046
Including suburb and	
postcode	

## Indicative selling price

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

Range between \$600,000	&	\$660,000
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#### Median sale price

Median price	\$640,000	Pro	pperty Type Un	it		Suburb	Hadfield
Period - From	01/01/2024	to	31/12/2024	So	urce	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.

Ad	dress 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





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Indicative Selling Price \$600,000 - \$660,000 Median Unit Price

Year ending December 2024: \$640,000



**1** 3 **1 4** 

Rooms: 5

**Property Type:** Townhouse **Land Size:** 228 sqm approx

**Agent Comments** 

# Comparable Properties



1/174 West St HADFIELD 3046 (REI)

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**—** 



**a** .

Price: \$600,000 Method: Private Sale Date: 22/11/2024 Rooms: 5

Property Type: Unit

Land Size: 292 sqm approx

**Agent Comments** 



1/121 West St HADFIELD 3046 (REI)

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**3** 

**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)

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Agent Comments



**Price:** \$662,000 **Method:** Private Sale **Date:** 05/09/2024

Property Type: Townhouse (Res)

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938





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