

## 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

20 MIDDLE STREET HADFIELD VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Hadfield

Period-from

01 Aug 2022

to

31 Jul 2023

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

1 LAWRENCE STREET HADFIELD VIC 3046	\$730,000	20-Jan-23
15 ANGUS STREET HADFIELD VIC 3046	\$765,000	04-May-23
1 ST JAMES STREET HADFIELD VIC 3046	\$848,000	05-Aug-23

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: 07 August 2023



### 1 LAWRENCE STREET HADFIELD VIC 3046

 3
  1
  2

Sold Price

**\$730,000**

Sold Date

**20-Jan-23**

Distance

**0.65km**


### 15 ANGUS STREET HADFIELD VIC 3046

 3
  1
  2

Sold Price

**\$765,000**

Sold Date

**04-May-23**

Distance

**0.52km**


### 1 ST JAMES STREET HADFIELD VIC 3046

 3
  1
  1

Sold Price

<sup>RS</sup> **\$848,000**

Sold Date

**05-Aug-23**

Distance

**0.4km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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