

8 Halsbury Street, Hadfield Vic 3046



3 Bed 1 Bath 2 Car

Property Type: House

Land Size: 619 sqm approx

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

Year ending June 2019: \$727,500

Comparable Properties



44 Halsbury Street, Hadfield 3046 (REI)

3 Bed 1 Bath 4 Car

Price: \$723,000

Method: Auction Sale

Date: 13/07/2019

Property Type: House (Res)

Land size: 613 sqm approx

Agent Comments: Home with comparable accommodation, located in the same street on 613sqm block.



127 East Street, Hadfield 3046 (REI)

3 Bed 1 Bath 2 Car

Price: \$682,000

Method: Auction Sale

Date: 6/07/2019

Property Type: House (Res)

Land Size: 602 sqm approx

Agent Comments: Brick home with comparable accommodation on a 602sqm block.



45 Halsbury Street, Hadfield 3046 (REI)

3 Bed 1 Bath 1 Car

Price: \$615,000

Method: Auction Sale

Date: 29/06/2019

Property Type: House (Res)

Land size: 613 sqm approx

Agent Comments: Weatherboard home located on the same street with comparable accommodation. Inferior land component on a subdivided block.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

8 Halsbury Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$727,500 House ☒ Suburb Hadfield

Period - From 1/07/2018 to 30/06/2019 Source REIV

Comparable property sales

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
44 Halsbury Street, HADFIELD 3046	\$723,000	13/07/2019
127 East Street, HADFIELD 3046	\$682,000	6/07/2019
45 Halsbury Street, HADFIELD 3046	\$615,000	29/06/2019

This Statement of Information was prepared on:

30/08/2019