

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

51 East Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$750,000

&

\$810,000

Median sale price

Median price \$712,500

Property Type Unit

Suburb Hadfield

Period - From 01/07/2021

to

30/09/2021

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	67a Domain St HADFIELD 3046	\$800,000	10/05/2021
2	2b Caringa St HADFIELD 3046	\$800,000	27/06/2021
3	98 North St HADFIELD 3046	\$750,000	20/08/2021

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:

22/10/2021 16:07



Rooms: 5

Property Type: Townhouse (Res)

Land Size: 218 sqm approx

Agent Comments

Comparable Properties



67a Domain St HADFIELD 3046 (REI)

Agent Comments



Price: \$800,000

Method: Sold Before Auction

Date: 10/05/2021

Property Type: Townhouse (Res)

Land Size: 233 sqm approx



2b Caringa St HADFIELD 3046 (REI)

Agent Comments



Price: \$800,000

Method: Sold Before Auction

Date: 27/06/2021

Property Type: Townhouse (Res)



98 North St HADFIELD 3046 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 20/08/2021

Rooms: 5

Property Type: Unit

Land Size: 342 sqm approx