

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

5 ST JAMES STREET HADFIELD VIC 3046

Indicative selling price

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

Single Price

or range
between

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Hadfield

Period-from

01 Jul 2021

to

30 Jun 2022

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 MIKADO STREET HADFIELD VIC 3046	\$960,000	14-Apr-22
5 BASIL STREET FAWKNER VIC 3060	\$1,000,000	09-Apr-22
1 HALSBURY STREET HADFIELD VIC 3046	\$951,000	23-Apr-22

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: 28 July 2022



1 MIKADO STREET HADFIELD VIC 3046

Sold Price

\$960,000

Sold Date

14-Apr-22

 3

 1

 2

Distance

1.07km



5 BASIL STREET FAWKNER VIC 3060

Sold Price

\$1,000,000

Sold Date

09-Apr-22

 3

 2

 4

Distance

1.21km



1 HALSBURY STREET HADFIELD VIC 3046

Sold Price

^{RS} **\$951,000**

Sold Date

23-Apr-22

 3

 1

 1

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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