

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/6 Epping Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Hadfield

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

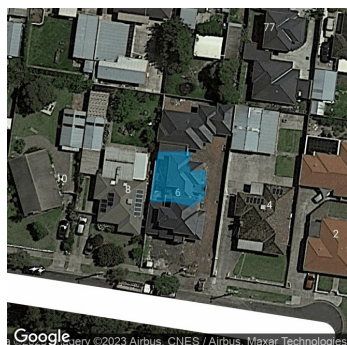
	Address of comparable property	Price	Date of sale
1	8/3 Hubert Av GLENROY 3046	\$530,000	22/03/2023
2	2/112 Daley St GLENROY 3046	\$521,000	26/05/2023
3	1/115 Bindi St GLENROY 3046	\$520,000	21/06/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

10/07/2023 11:33



 2
  1
  1

Rooms: 3

Property Type: Unit

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

March quarter 2023: \$560,000

Comparable Properties

8/3 Hubert Av GLENROY 3046 (VG)

Agent Comments

 2
  -
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Price: \$530,000

Method: Sale

Date: 22/03/2023

Property Type: Flat/Unit/Apartment (Res)



2/112 Daley St GLENROY 3046 (REI)

Agent Comments

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  1

Price: \$521,000

Method: Private Sale

Date: 26/05/2023

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 125 sqm approx



1/115 Bindi St GLENROY 3046 (REI)

Agent Comments

 2
  1
  1

Price: \$520,000

Method: Private Sale

Date: 21/06/2023

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 214 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788