

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

1/48 Domain Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$695,000

Property Type Unit

Suburb Hadfield

Period - From 01/07/2022

to

30/09/2022

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	2/48 Domain St HADFIELD 3046	\$885,000	17/09/2022
2	2/49 Valencia St GLENROY 3046	\$798,000	08/08/2022
3	4/48 Domain St HADFIELD 3046	\$790,000	20/07/2022

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:

17/10/2022 14:25

1/48 Domain Street, Hadfield Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

September quarter 2022: \$695,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/48 Domain St HADFIELD 3046 (REI)

Agent Comments

4 3 1

Price: \$885,000

Method: Private Sale

Date: 17/09/2022

Property Type: Townhouse (Res)

Land Size: 245 sqm approx



2/49 Valencia St GLENROY 3046 (REI)

Agent Comments

4 2 1

Price: \$798,000

Method: Private Sale

Date: 08/08/2022

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 200 sqm approx



4/48 Domain St HADFIELD 3046 (REI)

Agent Comments

3 2 1

Price: \$790,000

Method: Private Sale

Date: 20/07/2022

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 172 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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