Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

, , , , , , , , , , , , , , , , , , , ,	Range between	\$780,000	&	\$850,000
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Median sale price

Median price	\$695,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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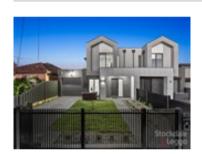
Indicative Selling Price \$780,000 - \$850,000 **Median Unit Price** September quarter 2022: \$695,000





Agent Comments

Comparable Properties



2/48 Domain St HADFIELD 3046 (REI)

Price: \$885,000 Method: Private Sale Date: 17/09/2022

Property Type: Townhouse (Res) Land Size: 245 sqm approx

Agent Comments



2/49 Valencia St GLENROY 3046 (REI)

Agent Comments

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)

Price: \$790,000 Method: Private Sale Date: 20/07/2022 Rooms: 5

Property Type: Townhouse (Res) Land Size: 172 sqm approx

Agent Comments



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



