

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

3/6 Epping 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hadfield

Period-from

01 May 2020

to

30 Apr 2021

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

3/16 Liston Road Glenroy VIC 3046	\$577,500	17-Apr-21
6/1 Staples Court Hadfield VIC 3046	\$530,080	26-Apr-21
3/18 Ogden Street Glenroy VIC 3046	\$545,000	03-May-21

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: 20 May 2021



3/16 Liston Road Glenroy VIC 3046 Sold Price ^{RS} **\$577,500** Sold Date **17-Apr-21**

 2  2  1

Distance **0.22km**



6/1 Staples Court Hadfield VIC 3046 Sold Price ^{RS} **\$530,080** Sold Date **26-Apr-21**

 2  1  1

Distance **0.29km**



3/18 Ogden Street Glenroy VIC 3046 Sold Price ^{RS} **\$545,000** Sold Date **03-May-21**

 2  1  1

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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