

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

1/166 WEST 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Hadfield

Period-from

01 Aug 2023

to

31 Jul 2024

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

| | | |
|--|-----------|-----------|
| 2/144 WEST STREET HADFIELD VIC 3046 | \$625,000 | 17-Feb-24 |
| 3/24 SUTHERLAND STREET HADFIELD VIC 3046 | \$630,000 | 04-Apr-24 |
| 12 NORTH BOX COURT HADFIELD VIC 3046 | \$630,000 | 28-Jun-24 |

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: 07 August 2024



**2/144 WEST STREET HADFIELD
VIC 3046**

 2  2  1

Sold Price **\$625,000** Sold Date **17-Feb-24**

Distance **0.28km**



**3/24 SUTHERLAND STREET
HADFIELD VIC 3046**

 2  1  1

Sold Price **\$630,000** Sold Date **04-Apr-24**

Distance **0.96km**



**12 NORTH BOX COURT HADFIELD
VIC 3046**

 2  2  1

Sold Price ^{RS} **\$630,000** Sold Date **28-Jun-24**

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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