

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

10/14 CARINGA 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

\$375,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$848,750

Property type

House

Suburb

Hadfield

Period-from

01 Apr 2024

to

31 Mar 2025

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

201A/19 SOUTH STREET HADFIELD VIC 3046	\$380,000	21-Mar-25
3/1 KNOLE STREET HADFIELD VIC 3046	\$380,000	24-Dec-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: 16 April 2025



201A/19 SOUTH STREET HADFIELD VIC 3046 Sold Price **\$380,000** Sold Date **21-Mar-25**

2 1 1

Distance **0.04km**



3/1 KNOLE STREET HADFIELD VIC 3046 Sold Price Sold Date **24-Dec-24**

2 1 1

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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