## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

| 3/28 Barunah Street, Hadfield Vic 3046 |
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#### Indicative selling price

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

| Range between \$600,000 | & | \$640,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

#### Median sale price

| Median price  | \$675,000  | Pro | perty Type T | ownhouse |        | Suburb   | Hadfield |
|---------------|------------|-----|--------------|----------|--------|----------|----------|
| Period - From | 01/03/2024 | to  | 28/02/2025   |          | Source | Property | v Data   |

# 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.

| Ad | dress of comparable property | Price     | Date of sale |
|----|------------------------------|-----------|--------------|
| 1  | 1/174 West St HADFIELD 3046  | \$600,000 | 22/11/2024   |
| 2  | 4/166 West St HADFIELD 3046  | \$630,000 | 05/09/2024   |
| 3  | 1/166 West St HADFIELD 3046  | \$660,000 | 04/09/2024   |

#### 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: | 01/03/2025 14:41 |
|--|------------------|





Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

**Indicative Selling Price** \$600,000 - \$640,000 **Median Townhouse Price** 01/03/2024 - 28/02/2025: \$675,000





# Comparable Properties



1/174 West St HADFIELD 3046 (REI)

Price: \$600,000 Method: Private Sale Date: 22/11/2024 Rooms: 5

Property Type: Unit

Land Size: 292 sqm approx

Agent Comments

4/166 West St HADFIELD 3046 (REI)

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**Agent Comments** 

Agent Comments

Price: \$630,000 Method: Private Sale Date: 05/09/2024

Rooms: 4

Property Type: Townhouse (Res)

1/166 West St HADFIELD 3046 (REI)







Price: \$660,000 Method: Private Sale Date: 04/09/2024

Rooms: 4

Property Type: Townhouse (Res) Land Size: 271 sqm approx

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





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