

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

3/28 Barunah Street, Hadfield Vic 3046

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

Property Type Townhouse

Suburb Hadfield

Period - From 01/03/2024

to

28/02/2025

Source Property 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.

	Address 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



Property Type:
Agent Comments

Comparable Properties



1/174 West St HADFIELD 3046 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 22/11/2024
Rooms: 5
Property Type: Unit
Land Size: 292 sqm approx

4/166 West St HADFIELD 3046 (REI)

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)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 04/09/2024
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 271 sqm approx