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

5 STONEWOOD CIRCUIT HADFIELD VIC 3046

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	′ <u></u> ⊅วאָכער	&	\$645,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$592,500	Property type	Unit	Suburb	Hadfield		

30 Apr 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2024

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.

to

Address of comparable property	Price	Date of sale		
3/12 HILDA STREET GLENROY VIC 3046	\$625,000	25-Jan-25		
2/117 HILTON STREET GLENROY VIC 3046	\$625,000	06-Feb-25		
3/70 HUBERT AVENUE GLENROY VIC 3046	\$625,000	04-Apr-25		

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: 03 May 2025



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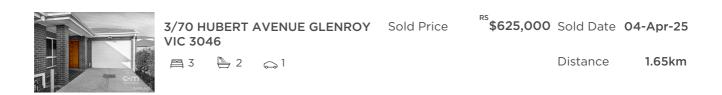
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-	3/12 HILDA STREET GLENROY VIC 3046			Sold Price	\$625,000	Sold Date	25-Jan-25
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2/117 HILTON STREET GLENROY VIC 3046	Sold Price	Sold Date 0	5-Feb-25
🖴 3 🚔 2 🞧 1		Distance	1.7km



RS = Recent sale UN = Undisclosed Sale

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