

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

1/20 RICHARD 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Other

Suburb

Hadfield

Period-from

01 Nov 2022

to

31 Oct 2023

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

3/3 EDGAR STREET HADFIELD VIC 3046	\$652,000	15-Nov-23
21 STONEWOOD CIRCUIT HADFIELD VIC 3046	\$705,000	08-Jul-23
1/15 HYDE STREET HADFIELD VIC 3046	\$724,000	02-May-23

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: 23 November 2023



3/3 EDGAR STREET HADFIELD VIC 3046

 3  1  2

Sold Price

^{RS} **\$652,000**

Sold Date

15-Nov-23

Distance

0.38km



21 STONEWOOD CIRCUIT HADFIELD VIC 3046

 3  2  1

Sold Price

\$705,000

Sold Date

08-Jul-23

Distance

0.67km



1/15 HYDE STREET HADFIELD VIC 3046

 3  1  1

Sold Price

\$724,000

Sold Date

02-May-23

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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