

## 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

1/36 SOUTH STREET HADFIELD VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$399,999

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Hadfield

Period-from

01 May 2023

to

30 Apr 2024

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

6/84-88 MIDDLE STREET HADFIELD VIC 3046	\$430,000	30-Apr-24
2/23-37 DOMAIN STREET HADFIELD VIC 3046	\$381,200	20-Mar-24
104A/19 SOUTH STREET HADFIELD VIC 3046	\$375,000	13-May-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: 17 May 2024

Joshua Abdallah  
M 0427829562  
E joshua@therealestate.com.au



**6/84-88 MIDDLE STREET  
HADFIELD VIC 3046**

2 1 1

Sold Price <sup>RS</sup> **\$430,000** Sold Date **30-Apr-24**

Distance **0.68km**



**2/23-37 DOMAIN STREET  
HADFIELD VIC 3046**

2 1 1

Sold Price <sup>RS</sup> **\$381,200** Sold Date **20-Mar-24**

Distance **0.71km**



**104A/19 SOUTH STREET HADFIELD  
VIC 3046**

2 1 1

Sold Price <sup>RS</sup> **\$375,000** Sold Date **13-May-24**

Distance **0.32km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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