

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

1/47 DAVIES 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

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

1/32 SUTHERLAND STREET HADFIELD VIC 3046	\$645,000	14-Oct-23
1/3 STAPLES COURT HADFIELD VIC 3046	\$650,000	26-Oct-23
21 STONEWOOD CIRCUIT HADFIELD VIC 3046	\$705,000	08-Jul-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: 27 November 2023



**1/32 SUTHERLAND STREET
HADFIELD VIC 3046**

3 2 2

Sold Price

^{RS}

\$645,000

Sold Date

14-Oct-23

Distance

0.47km



**1/3 STAPLES COURT HADFIELD
VIC 3046**

3 2 1

Sold Price

^{RS}

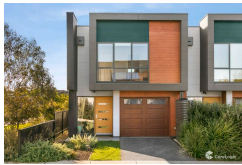
\$650,000

Sold Date

26-Oct-23

Distance

0.75km



**21 STONEWOOD CIRCUIT
HADFIELD VIC 3046**

3 2 1

Sold Price

\$705,000

Sold Date

08-Jul-23

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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