

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

108/15 South Street, Hadfield Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$420,000

Median sale price

Median price \$632,000 Property Type Unit Suburb Hadfield

Period - From 20/02/2023 to 19/02/2024 Source REIV

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	104/15 South St HADFIELD 3046	\$410,000	16/10/2023
2	104/15 South St HADFIELD 3046	\$410,000	16/10/2023
3	210/15 Pascoe St PASCOE VALE 3044	\$405,000	03/11/2023

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:

20/02/2024 16:06



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$400,000 - \$420,000
Median Unit Price
20/02/2023 - 19/02/2024: \$632,000

Comparable Properties



104/15 South St HADFIELD 3046 (REI/VG)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 16/10/2023
Property Type: Apartment
Land Size: 80 sqm approx



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Agent Comments



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Date: 16/10/2023
Property Type: Apartment
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210/15 Pascoe St PASCOE VALE 3044 (REI/VG) Agent Comments



Price: \$405,000
Method: Private Sale
Date: 03/11/2023
Rooms: 4
Property Type: Unit

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