

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

109/15 South Street, Hadfield Vic 3046

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Hadfield

Period - From

01/07/2022

to

30/06/2023

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	6/3 Pascoe St PASCOE VALE 3044	\$400,000	03/06/2023
2	9/3 Pascoe St PASCOE VALE 3044	\$395,000	19/04/2023
3	8/3 Pascoe St PASCOE VALE 3044	\$390,000	23/04/2023

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:

18/08/2023 14:20



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

Indicative Selling Price
\$420,000
Median Unit Price
Year ending June 2023: \$615,000

Comparable Properties



6/3 Pascoe St PASCOE VALE 3044 (VG)

Agent Comments

2 - -

Price: \$400,000
Method: Sale
Date: 03/06/2023
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



9/3 Pascoe St PASCOE VALE 3044 (REI/VG)

Agent Comments

2 1 1

Price: \$395,000
Method: Private Sale
Date: 19/04/2023
Property Type: Apartment



8/3 Pascoe St PASCOE VALE 3044 (VG)

Agent Comments

2 - -

Price: \$390,000
Method: Sale
Date: 23/04/2023
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586