

## 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

115A 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Jan 2023

to

31 Dec 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

|  |           |           |
|--|-----------|-----------|
| 56 NORTH STREET HADFIELD VIC 3046      | \$840,000 | 08-Sep-23 |
| 2/12 SHERWOOD STREET HADFIELD VIC 3046 | \$875,000 | 08-Dec-23 |
| 62 SOUTH STREET HADFIELD VIC 3046      | \$995,000 | 26-Oct-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: 08 January 2024

**56 NORTH STREET HADFIELD VIC 3046**Sold Price <sup>RS</sup> **\$840,000** <sup>UN</sup> Sold Date **08-Sep-23**

🛏️ 3 🚿 2 🚗 2

Distance **1.14km****2/12 SHERWOOD STREET HADFIELD VIC 3046**Sold Price <sup>RS</sup> **\$875,000** Sold Date **08-Dec-23**

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Distance **0.91km****62 SOUTH STREET HADFIELD VIC 3046**Sold Price **\$995,000** Sold Date **26-Oct-23**

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Distance **0.18km****RS** = Recent sale**UN** = Undisclosed Sale

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