## 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

14 Everitt Street, Hadfield Vic 3046

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$880,000		&		\$960,000					
Median sale price										
Median price	\$925,000	Pro	Property Type		House		Suburb	Hadfield		
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	9 Mikado St HADFIELD 3046	\$900,000	20/05/2023
2	8 Eucra St HADFIELD 3046	\$890,000	20/05/2023
3	18 Battersea St HADFIELD 3046	\$886,500	05/09/2023

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:

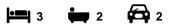
19/09/2023 12:41



14 Everitt Street, Hadfield Vic 3046







Property Type: House (Previously Occupied - Detached) Land Size: 615 sqm approx Agent Comments 0399899575 0413 252 395 trishdivito@jelliscraig.com.au

Indicative Selling Price \$880,000 - \$960,000 Median House Price June quarter 2023: \$925,000

# **Comparable Properties**

15 200 607 sgm 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	9 Mikado St HADFIELD 3046 (REI) 3 1 2 4 Price: \$900,000 Method: Auction Sale Date: 20/05/2023 Property Type: House (Res) Land Size: 697 sqm approx	Agent Comments
	8 Eucra St HADFIELD 3046 (REI/VG) 3 1 4 Price: \$890,000 Method: Auction Sale Date: 20/05/2023 Property Type: House (Res) Land Size: 666 sqm approx	Agent Comments
	18 Battersea St HADFIELD 3046 (REI) 3 1 2 Price: \$886,500 Method: Private Sale Date: 05/09/2023 Property Type: House	Agent Comments

#### Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



propertydata

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