

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 between \$880,000 & \$960,000

Median sale price

Median price \$925,000 Property Type House Suburb Hadfield

Period - From 01/04/2023 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	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



Property Type: House (Previously Occupied - Detached)

Land Size: 615 sqm approx

Agent Comments

Comparable Properties



9 Mikado St HADFIELD 3046 (REI)

Agent Comments



Price: \$900,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 697 sqm approx



8 Eucra St HADFIELD 3046 (REI/VG)

Agent Comments



Price: \$890,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 666 sqm approx



18 Battersea St HADFIELD 3046 (REI)

Agent Comments



Price: \$886,500

Method: Private Sale

Date: 05/09/2023

Property Type: House