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	2/174 West Street, Hadfield Vic 3046
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$712,000	Pro	perty Type	Unit		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	3/14 Larlac St HADFIELD 3046	\$605,000	04/10/2023
2	2/11 Talbot St HADFIELD 3046	\$590,000	03/08/2023
3	2/6 Epping St HADFIELD 3046	\$575,000	05/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/10/2023 14:09





Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

> **Indicative Selling Price** \$570,000 - \$620,000 **Median Unit Price** June quarter 2023: \$712,000



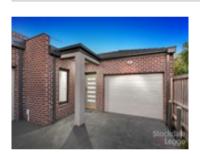


Rooms: 5

Property Type: Unit Land Size: 348 sqm approx

Agent Comments

Comparable Properties



3/14 Larlac St HADFIELD 3046 (REI)





Price: \$605,000 Method: Private Sale Date: 04/10/2023 Property Type: Unit

Land Size: 185 sqm approx

Agent Comments



2/11 Talbot St HADFIELD 3046 (REI)







Price: \$590,000 Method: Private Sale Date: 03/08/2023

Property Type: Townhouse (Single)

Agent Comments



2/6 Epping St HADFIELD 3046 (REI)

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Price: \$575.000 Method: Auction Sale Date: 05/08/2023

Property Type: Townhouse (Res)

Agent Comments

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938





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