

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

2/174 West Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$712,000 Property 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 comparable properties 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



Rooms: 5

Property Type: Unit

Land Size: 348 sqm approx

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

June quarter 2023: \$712,000

Comparable Properties



3/14 Larlac St HADFIELD 3046 (REI)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 04/10/2023

Property Type: Unit

Land Size: 185 sqm approx



2/11 Talbot St HADFIELD 3046 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 03/08/2023

Property Type: Townhouse (Single)



2/6 Epping St HADFIELD 3046 (REI)

Agent Comments



Price: \$575,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Townhouse (Res)

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