

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

2/2 Walter Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$680,000 & \$730,000

Median sale price

Median price \$884,250 Property Type House Suburb Hadfield

Period - From 01/04/2023 to 31/03/2024 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	1B Newton St HADFIELD 3046	\$750,000	08/01/2024
2	3/38 Sutherland St HADFIELD 3046	\$715,000	11/04/2024
3	2/3 Edgar St HADFIELD 3046	\$697,000	11/03/2024

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:

26/04/2024 16:20



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Property Type:
Flat/Unit/Apartment (Res)
Land Size: 160 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median House Price
Year ending March 2024: \$884,250

Comparable Properties



1B Newton St HADFIELD 3046 (REI)

Agent Comments

3 2 2

Price: \$750,000
Method: Private Sale
Date: 08/01/2024
Property Type: Townhouse (Single)



3/38 Sutherland St HADFIELD 3046 (REI)

Agent Comments

3 2 1

Price: \$715,000
Method: Private Sale
Date: 11/04/2024
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 187 sqm approx



2/3 Edgar St HADFIELD 3046 (REI/VG)

Agent Comments

3 2 1

Price: \$697,000
Method: Private Sale
Date: 11/03/2024
Property Type: Unit
Land Size: 139 sqm approx

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