

## 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

2/20 EILEEN STREET HADFIELD VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$775,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Sep 2022

to

31 Aug 2023

Source

REA

### 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 6 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

4/4 WALTER STREET HADFIELD VIC 3046	\$765,000	25-Jul-23
1/6 EDGAR STREET HADFIELD VIC 3046	\$738,000	22-Apr-23
1/2 SOUTH STREET HADFIELD VIC 3046	\$750,000	06-Apr-23

**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 6 months.~~

This Statement of Information was prepared on: 27 September 2023