

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

2/26 EUCRA STREET HADFIELD VIC 3046

Indicative selling price

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

Single Price

or range
between

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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

| | | |
|--------------------------------------|-----------|-----------|
| 2/20 SOUTH STREET HADFIELD VIC 3046 | \$632,500 | 15-Jun-23 |
| 1/49 DAVIES STREET HADFIELD VIC 3046 | \$640,000 | 06-Jun-23 |
| 1/15 HYDE STREET HADFIELD VIC 3046 | \$724,000 | 02-May-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: 16 October 2023



**2/20 SOUTH STREET HADFIELD
VIC 3046**

 3  1  1

Sold Price

^{RS} **\$632,500**

Sold Date

15-Jun-23

Distance

1.34km



**1/49 DAVIES STREET HADFIELD
VIC 3046**

 3  1  1

Sold Price

\$640,000

Sold Date

06-Jun-23

Distance

0.91km



**1/15 HYDE STREET HADFIELD VIC
3046**

 3  1  1

Sold Price

\$724,000

Sold Date

02-May-23

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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