

## 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

2/51-53 MIDDLE 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

\$435,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$597,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Jul 2022

to

30 Jun 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

1/10-12 EDGAR STREET HADFIELD VIC 3046	\$435,000	28-Jun-23
2/4 GEUM STREET HADFIELD VIC 3046	\$495,000	24-Mar-23
4/3 STAPLES COURT HADFIELD VIC 3046	\$516,000	14-Nov-22

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: 28 July 2023

**1/10-12 EDGAR STREET HADFIELD  
VIC 3046**

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Sold Price

RS

**\$435,000**

Sold Date

**28-Jun-23**

Distance

**0.32km****2/4 GEUM STREET HADFIELD VIC  
3046**

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Sold Price

**\$495,000**

Sold Date

**24-Mar-23**

Distance

**0.67km****4/3 STAPLES COURT HADFIELD  
VIC 3046**

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Sold Price

**\$516,000**

Sold Date

**14-Nov-22**

Distance

**0.72km**

RS = Recent sale

UN = Undisclosed Sale

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