

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 KNOLE 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

\$587,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Hadfield

Period-from

01 Aug 2022

to

31 Jul 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

4/10 LYTTON STREET GLENROY VIC 3046	\$680,000	25-Mar-23
1/16 WEST STREET PASCOE VALE VIC 3044	\$651,000	04-Aug-23
7A NEIL STREET HADFIELD VIC 3046	\$615,000	25-Feb-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: 18 August 2023

**4/10 LYTTON STREET GLENROY
VIC 3046**

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Sold Price

\$680,000Sold Date **25-Mar-23**Distance **3.42km****1/16 WEST STREET PASCOE VALE
VIC 3044**

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Sold Price

^{RS} **\$651,000**Sold Date **04-Aug-23**Distance **1.2km****7A NEIL STREET HADFIELD VIC
3046**

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Sold Price

\$615,000Sold Date **25-Feb-23**Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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