

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 Pimbial Court, Hadfield Vic 3046

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	48 Snell Gr PASCOE VALE 3044	\$1,340,000	21/10/2023
2	27 The Loop HADFIELD 3046	\$1,260,000	21/10/2023
3	136a East St HADFIELD 3046	\$1,192,000	05/04/2024

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:

19/04/2024 13:44



 4  2  4

Rooms: 8
Property Type: House
Land Size: 331 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending March 2024: \$884,250

Comparable Properties



48 Snell Gr PASCOE VALE 3044 (REI)

Agent Comments

 3  2  1

Price: \$1,340,000
Method: Private Sale
Date: 21/10/2023
Rooms: 5
Property Type: House (Res)
Land Size: 327 sqm approx



27 The Loop HADFIELD 3046 (REI)

Agent Comments

 5  2  2

Price: \$1,260,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 530 sqm approx



136a East St HADFIELD 3046 (REI)

Agent Comments

 4  4  1

Price: \$1,192,000
Method: Private Sale
Date: 05/04/2024
Rooms: 6
Property Type: House (Res)
Land Size: 320 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938