

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 VOLGA 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Hadfield

Period-from

01 Dec 2022

to

30 Nov 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

3/1 BARUNAH STREET HADFIELD VIC 3046	\$650,000	28-Sep-23
25 EAST STREET HADFIELD VIC 3046	\$708,000	11-Sep-23
2 KNOLE STREET HADFIELD VIC 3046	\$820,000	09-Sep-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: 13 December 2023



3/1 BARUNAH STREET HADFIELD VIC 3046

 2  1  1

Sold Price \$650,000 - Sold Date 28-Sep-23
Distance 0.57km



25 EAST STREET HADFIELD VIC 3046

 3  1  2

Sold Price \$708,000 Sold Date 11-Sep-23
Distance 0.85km



2 KNOLE STREET HADFIELD VIC 3046

 2  1  2

Sold Price ^{RS}\$820,000 Sold Date 09-Sep-23
Distance 1.09km

RS = Recent sale UN = Undisclosed Sale

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