# 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

Period-from

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

Single Price		or rang betwee	・ いわ4つ UUU	&	\$695,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$850,000	Property type	House	Suburb	Hadfield					

30 Nov 2023

#### Comparable property sales (\*Delete A or B below as applicable)

01 Dec 2022

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the A\* estate agent or agent's representative considers to be most comparable to the property for sale.

to

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

Source



Corelogic

consumer.vic.gov.au



Distance

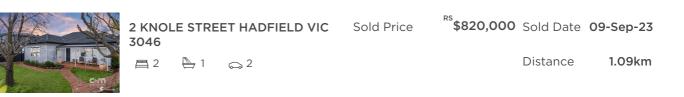
0.85km

E hello@cplusm.com.au



	3/1 BARUNAH STREET HADFIELD VIC 3046	Sold Price	\$650,000 - Sold Date	28-Sep-23
	<b>■</b> 2 <b>▲</b> 1 <b>⇔</b> 1		Distance	0.57km
-	25 EAST STREET HADFIELD VIC 3046	Sold Price	<b>\$708,000</b> Sold Date	11-Sep-23





RS = Recent sale UN = Undisclosed Sale

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