

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

20 Lockley Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$770,000 & \$825,000

Median sale price

Median price \$912,500 Property Type House Suburb Hadfield

Period - From 01/10/2023 to 31/12/2023 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	12 Eucra St HADFIELD 3046	\$820,000	16/12/2023
2	4 Jensen St HADFIELD 3046	\$820,000	19/10/2023
3	3 Oxford St HADFIELD 3046	\$800,000	17/02/2024

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:

22/03/2024 00:19



Property Type: House (Res)

Land Size: 676 sqm approx

Agent Comments

Built approx. 1960

Comparable Properties

12 Eucra St HADFIELD 3046 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 16/12/2023

Rooms: 5

Property Type: House (Res)

Land Size: 676 sqm approx



4 Jensen St HADFIELD 3046 (REI/VG)

Agent Comments



Price: \$820,000

Method: Sold Before Auction

Date: 19/10/2023

Property Type: House (Res)

Land Size: 615 sqm approx

3 Oxford St HADFIELD 3046 (REI)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 600 sqm approx