

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

2A Angus Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$650,000 Property Type Unit 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	3a Eucra St HADFIELD 3046	\$1,175,000	29/01/2024
2	19 Dickinson St HADFIELD 3046	\$995,000	09/12/2023
3	62 South St HADFIELD 3046	\$995,000	26/10/2023

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:

06/03/2024 12:31

**Property Type:** Townhouse**Land Size:** 229 sqm approx

Agent Comments

Brand new stand alone in a very nice location, separate dining kitchen and living area, bedroom and ensuite downstairs with another 3 upstairs with 2 bathrooms and retreat area, top quality finishes, excellent accommodation with secure garage and off street extra parking

Comparable Properties



3a Eucra St HADFIELD 3046 (REI)

**Price:** \$1,175,000**Method:** Private Sale**Date:** 29/01/2024**Property Type:** House

Agent Comments

Good comparable as in close proximity and both brand new, Eucra superior as it is a bigger allotment and a different style and quality finishes.



19 Dickinson St HADFIELD 3046 (REI/VG)

**Price:** \$995,000**Method:** Auction Sale**Date:** 09/12/2023**Property Type:** House (Res)**Land Size:** 352 sqm approx

Agent Comments

Great comparable as in close proximity and very similar accommodation, Dickinson built 2016 so Angus is superior as brand new.



62 South St HADFIELD 3046 (REI/VG)

**Price:** \$995,000**Method:** Auction Sale**Date:** 26/10/2023**Rooms:** 6**Property Type:** House (Res)**Land Size:** 292 sqm approx

Agent Comments

Excellent comparable, similar accommodation and condition, same size allotment and living area, Angus slightly superior, not on a main road.