

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

3/14 Larlac Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Hadfield

Period - From 01/09/2022 to 31/08/2023 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	2/11 Talbot St HADFIELD 3046	\$590,000	03/08/2023
2	5/12 Murrell St GLENROY 3046	\$560,000	24/04/2023
3	3/1 Lockley St HADFIELD 3046	\$550,000	09/06/2023

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: 01/09/2023 17:28



Rooms: 5

Property Type: Unit

Land Size: 185 sqm approx

Agent Comments

Comparable Properties



2/11 Talbot St HADFIELD 3046 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 03/08/2023

Property Type: Townhouse (Single)



5/12 Murrell St GLENROY 3046 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 24/04/2023

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 155 sqm approx



3/1 Lockley St HADFIELD 3046 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 09/06/2023

Property Type: Unit