

## 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

3/2 BATTERSEA STREET HADFIELD VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Sep 2022

to

31 Aug 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

| Address of comparable property       | Price     | Date of sale |
|--------------------------------------|-----------|--------------|
| 2/123 SOUTH STREET HADFIELD VIC 3046 | \$430,000 | 03-Jul-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: 14 September 2023

**2/123 SOUTH STREET HADFIELD  
VIC 3046**

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Sold Price

<sup>RS</sup> **\$430,000**

Sold Date

**03-Jul-23**

Distance

**1.07km****RS** = Recent sale**UN** = Undisclosed Sale

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