

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

3/38 SUTHERLAND STREET HADFIELD VIC 3046

Indicative selling price

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

Single Price

or range
between

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/109 WEST STREET HADFIELD VIC 3046	\$699,000	18-Jan-24
1/47 DAVIES STREET HADFIELD VIC 3046	\$721,500	27-Jan-24
1/1 BARUNAH STREET HADFIELD VIC 3046	\$735,000	17-Feb-24

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: 28 February 2024



1/109 WEST STREET HADFIELD VIC 3046 Sold Price

^{RS} **\$699,000** Sold Date **18-Jan-24**

 3  2  1

Distance **0.93km**



1/47 DAVIES STREET HADFIELD VIC 3046 Sold Price

^{RS} **\$721,500** Sold Date **27-Jan-24**

 3  2  2

Distance **0.51km**



1/1 BARUNAH STREET HADFIELD VIC 3046 Sold Price

^{RS} **\$735,000** Sold Date **17-Feb-24**

 3  2  2

Distance **0.85km**

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

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