

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

3/44 VOLGA 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

\$565,000

&

\$595,000

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

3/31 LARLAC STREET HADFIELD VIC 3046	\$580,000	26-Aug-23
2/5 DAVIES STREET HADFIELD VIC 3046	\$586,000	11-Jan-24
2/11 TALBOT STREET HADFIELD VIC 3046	\$590,000	03-Aug-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: 19 February 2024

**3/31 LARLAC STREET HADFIELD
VIC 3046**

2 1 1

Sold Price

\$580,000Sold Date **26-Aug-23**

Distance

0.34km**2/5 DAVIES STREET HADFIELD VIC
3046**

2 2 1

Sold Price

\$586,000Sold Date **11-Jan-24**

Distance

1.04km**2/11 TALBOT STREET HADFIELD
VIC 3046**

2 1 1

Sold Price

\$590,000Sold Date **03-Aug-23**

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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