

# 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 3/94 West 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)

Range between \$520,000 & \$570,000

### Median sale price

Median price \$712,000 Property Type Unit Suburb Hadfield

Period - From 01/04/2023 to 30/06/2023 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	3/24 Hubert Av GLENROY 3046	\$555,000	29/03/2023
2	3/1 Lockley St HADFIELD 3046	\$550,000	09/06/2023
3	2/25 Cromwell St GLENROY 3046	\$545,000	29/03/2023

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: 09/08/2023 14:24



**Property Type:** Unit

**Land Size:** 145 sqm approx

Agent Comments

## Comparable Properties



**3/24 Hubert Av GLENROY 3046 (REI)**

Agent Comments



**Price:** \$555,000

**Method:** Private Sale

**Date:** 29/03/2023

**Property Type:** Unit



**3/1 Lockley St HADFIELD 3046 (REI)**

Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 09/06/2023

**Property Type:** Unit



**2/25 Cromwell St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$545,000

**Method:** Private Sale

**Date:** 29/03/2023

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 147 sqm approx

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