

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

4/107 WEST 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

\$475,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Aug 2022

to

31 Jul 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

2/4 GEUM STREET HADFIELD VIC 3046	\$495,000	24-Mar-23
3/21-23 EVERARD STREET GLENROY VIC 3046	\$480,000	07-Mar-23
7/83-85 ISLA AVENUE GLENROY VIC 3046	\$470,000	05-Apr-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: 24 August 2023



2/4 GEUM STREET HADFIELD VIC 3046

 2  1  1

Sold Price

\$495,000

Sold Date

24-Mar-23

Distance

0.22km



3/21-23 EVERARD STREET GLENROY VIC 3046

 2  1  1

Sold Price

\$480,000

Sold Date

07-Mar-23

Distance

0.63km



7/83-85 ISLA AVENUE GLENROY VIC 3046

 2  1  1

Sold Price

\$470,000

Sold Date

05-Apr-23

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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