

## 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

46 DOMAIN 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

\$585,000

&

\$640,000

### 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

1/15 GISH COURT HADFIELD VIC 3046	\$650,500	28-Oct-23
2/30 DAVID STREET HADFIELD VIC 3046	\$635,000	20-Dec-23
3/14 LARLAC STREET HADFIELD VIC 3046	\$605,000	20-Sep-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: 07 February 2024

# McGrath

Nino Pagano

M 0413990092

E [ninopagano@mcgrath.com.au](mailto:ninopagano@mcgrath.com.au)



**1/15 GISH COURT HADFIELD VIC 3046**

2 1 1

Sold Price

**\$650,500**

Sold Date

**28-Oct-23**

Distance

**0.23km**



**2/30 DAVID STREET HADFIELD VIC 3046**

2 1 1

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date

**20-Dec-23**

Distance

**0.52km**



**3/14 LARLAC STREET HADFIELD VIC 3046**

2 1 1

Sold Price

**\$605,000**

Sold Date

**20-Sep-23**

Distance

**0.96km**

RS = Recent sale

UN = Undisclosed Sale

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