

# 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

4A South Box Court, 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 \$980,000 & \$1,050,000

### Median sale price

Median price \$850,000 Property Type House Suburb Hadfield

Period - From 01/07/2023 to 30/09/2023 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	19a Barunah St HADFIELD 3046	\$1,110,000	30/10/2023
2	19b Barunah St HADFIELD 3046	\$1,060,000	29/11/2023
3	9a Lockley St HADFIELD 3046	\$1,058,000	20/09/2023

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:

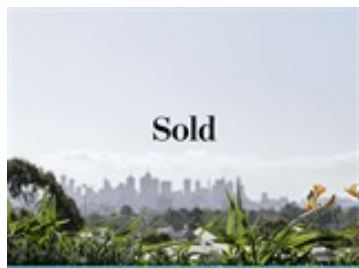
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**Property Type:** House

Agent Comments

## Comparable Properties



**19a Barunah St HADFIELD 3046 (REI)**



**Price:** \$1,110,000

**Method:** Sold Before Auction

**Date:** 30/10/2023

**Property Type:** House (Res)

Agent Comments

Great comparable as both properties are brand new single level dwellings with high end finishes. Even though this property sold for more than what our quote range is, we still believe it is a strong comparable.



**19b Barunah St HADFIELD 3046 (REI)**



**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 29/11/2023

**Property Type:** House

Agent Comments

Great comparable as both properties are brand new single level dwellings with high end finishes. Even though 19B Barunah Street is a three bedroom home, we still believe it is a strong comparable.



**9a Lockley St HADFIELD 3046 (REI)**



**Price:** \$1,058,000

**Method:** Private Sale

**Date:** 20/09/2023

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 351 sqm approx

Agent Comments

Great comparable as both properties are brand new, four bedrooms single level homes with high end finishes.