

# 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 62 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)

Price Range \$1,200,000 & \$1,300,000

### Median sale price

Median price \$850,000 Property Type House Suburb Hadfield (3046)

Period - From 01/06/2024 to 31/05/2024 Source Corelogic

### Comparable property sales

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
2 PIMBIAL COURT, HADFIELD VIC 3046	\$1,280,000	18/05/2024
53 TASSELL STREET, HADFIELD VIC 3046	\$1,252,000	23/03/2024
61 MASHOOBRA STREET, COBURG NORTH VIC 3058	\$1,287,000	16/03/2024

This Statement of Information was prepared on: 05/06/2024