

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

9 WIN-MALEE 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

\$1,055,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

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

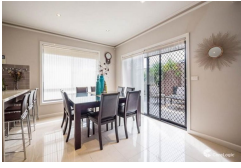
Date of sale

22 KENT ROAD PASCOE VALE VIC 3044	\$1,125,000	17-Jun-23
33 TASSELL STREET HADFIELD VIC 3046	\$1,115,000	24-Jun-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: 09 August 2023

**22 KENT ROAD PASCOE VALE VIC 3044**

Sold Price

^{RS} **\$1,125,000**

Sold Date

17-Jun-23 4  2  2

Distance

1.06km**33 TASSELL STREET HADFIELD VIC 3046**

Sold Price

^{RS} **\$1,115,000** ^{UN}

Sold Date

24-Jun-23 4  3  2

Distance

0.56km**RS** = Recent sale**UN** = Undisclosed Sale

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