

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

5/13 South 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

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$723,000

Property type

House

Suburb

Hadfield

Period-from

01 Jan 2019

to

31 Dec 2019

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

4/255 Derby Street Pascoe Vale VIC 3044	\$705,000	17-Aug-19
1/20 South Street Hadfield VIC 3046	\$700,000	31-Jan-19
4/3 Charles Street Hadfield VIC 3046	\$730,000	18-Mar-19

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: 14 January 2020

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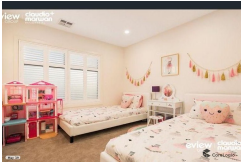


4/255 Derby Street Pascoe Vale VIC 3044

3 2 2

Sold Price **\$705,000** Sold Date **17-Aug-19**

Distance **0.18km**



1/20 South Street Hadfield VIC 3046

3 2 2

Sold Price **\$700,000** Sold Date **31-Jan-19**

Distance **0.25km**



4/3 Charles Street Hadfield VIC 3046

3 2 2

Sold Price **\$730,000** Sold Date **18-Mar-19**

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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