

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

2/109 West 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

\$629,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Nov 2018

to

31 Oct 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

3/30 Justin Avenue Glenroy VIC 3046	\$595,000	28-May-19
3/38 Sutherland Street Hadfield VIC 3046	\$618,000	14-Oct-19
3/20 Leonard Avenue Glenroy VIC 3046	\$640,000	18-Oct-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: 07 November 2019



3/30 Justin Avenue Glenroy VIC 3046 Sold Price **\$595,000** Sold Date **28-May-19**
 Distance **0.42km**
 3 2 1



3/38 Sutherland Street Hadfield VIC 3046 Sold Price **\$618,000** Sold Date **14-Oct-19**
 Distance **0.95km**
 3 2 2



3/20 Leonard Avenue Glenroy VIC 3046 Sold Price **\$640,000** Sold Date **18-Oct-19**
 Distance **-**
 3 2 1

RS = Recent sale UN = Undisclosed Sale

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