

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Stonewood Circuit 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

*House

*Unit

Suburb

Hadfield

Period-from

01 Aug 2018

to

31 Jul 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

5/23 Win-Malee Street Hadfield VIC 3046	\$549,000	21-May-19
1/31 Tassell Street Hadfield VIC 3046	\$608,000	22-Jun-19
2A South Box Court Hadfield VIC 3046	\$624,000	27-Jul-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.~~

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5/23 Win-Malee Street Hadfield VIC 3046 Sold Price **\$549,000** Sold Date **21-May-19**
 Distance **0.19km**
 2 1 1



1/31 Tassell Street Hadfield VIC 3046 Sold Price ^{RS} **\$608,000** Sold Date **22-Jun-19**
 Distance **0.68km**
 3 2 1



2A South Box Court Hadfield VIC 3046 Sold Price ^{RS} **\$624,000** Sold Date **27-Jul-19**
 Distance **0.74km**
 3 1 2

RS = Recent sale UN = Undisclosed Sale

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