

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

4/44 Volga 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Dec 2018

to

30 Nov 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

3/113 Glenroy Road Glenroy VIC 3046	\$517,000	13-Jun-19
13-15 Pascoe Street Pascoe Vale VIC 3044	\$528,000	23-Nov-19
3/180 Hilton Street Glenroy VIC 3046	\$550,000	17-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.~~

This Statement of Information was prepared on: 03 December 2019



3/113 Glenroy Road Glenroy VIC 3046

 2  2  1

Sold Price

\$517,000

Sold Date

13-Jun-19

Distance

1.33km



13-15 Pascoe Street Pascoe Vale VIC 3044

 2  2  1

Sold Price

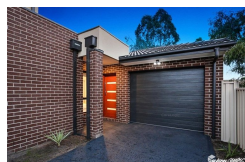
\$528,000

Sold Date

23-Nov-19

Distance

1.35km



3/180 Hilton Street Glenroy VIC 3046

 2  2  1

Sold Price

\$550,000

Sold Date

17-Jul-19

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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