

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

4/93 HILTON 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

\$375,000

&

\$412,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Jul 2021

to

30 Jun 2022

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

2/4 HYDE STREET HADFIELD VIC 3046	\$385,000	15-Nov-21
15/51-53 MIDDLE STREET HADFIELD VIC 3046	\$435,000	30-Jun-22
2/77 MIDDLE STREET HADFIELD VIC 3046	\$375,000	17-Sep-21

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: 20 July 2022



2/4 HYDE STREET HADFIELD VIC 3046

 2  1  1

Sold Price

\$385,000

Sold Date

15-Nov-21

Distance

0.2km



15/51-53 MIDDLE STREET HADFIELD VIC 3046

 2  1  1

Sold Price

^{RS} **\$435,000**

Sold Date

30-Jun-22

Distance

0.82km



2/77 MIDDLE STREET HADFIELD VIC 3046

 2  1  1

Sold Price

\$375,000

Sold Date

17-Sep-21

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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