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<br>Including suburb and postcode | 2/34 TASSELL 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 | $625,000 | & | $665,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $590,000 | Property type | Unit | Suburb | Hadfield |
| Period-from | 01 Jul 2022 | to | 30 Jun 2023 | 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 |
|---|---|---|
| 94 EVELL STREET GLENROY VIC 3046 | $655,000 | 31-May-23 |
| 5/18 DANIN STREET PASCOE VALE VIC 3044 | $650,000 | 13-May-23 |
| 3/4 EDWARD STREET FAWKNER VIC 3060 | $640,000 | 12-Mar-23 |

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: 17 July 2023

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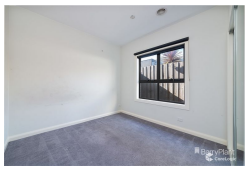
**94 EVELL STREET GLENROY VIC 3046**

3 2 2

Sold Price RS $655,000 Sold Date 31-May-23

Distance 1.35km



**5/18 DANIN STREET PASCOE VALE VIC 3044**

3 2 1

Sold Price RS $650,000 Sold Date 13-May-23

Distance 1.74km



**3/4 EDWARD STREET FAWKNER VIC 3060**

3 2 2

Sold Price $640,000 Sold Date 12-Mar-23

Distance 2.26km

**RS** = Recent sale **UN** = Undisclosed Sale

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