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	94 Hilton Street, Hadfield Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $600,000 & $660,000

Median sale price

Median price $695,000 Property Type Unit Suburb Hadfield

Period - From 01/07/2022 to 30/09/2022 Source REIV

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 six 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
1	1/90 North St HADFIELD 3046	$672,000	15/10/2022
2	24a Maude Av GLENROY 3046	$645,000	08/10/2022
3	6 Bourchier St GLENROY 3046	$640,000	22/10/2022

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 six months.~~

This Statement of Information was prepared on: 25/10/2022 09:20

94 Hilton Street, Hadfield Vic 3046

Liam Carrington
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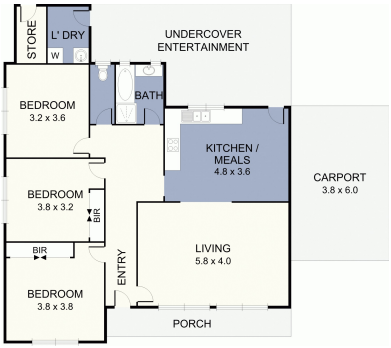

3 **1** **2**

Rooms: 4
Property Type: House
Land Size: 380 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
September quarter 2022: $695,000

Comparable Properties



1/90 North St HADFIELD 3046 (REI)

3 **1** **1**

Price: $672,000
Method: Auction Sale
Date: 15/10/2022
Property Type: House (Res)
Land Size: 310 sqm approx

Agent Comments



24a Maude Av GLENROY 3046 (REI)

3 **2** **1**

Price: $645,000
Method: Auction Sale
Date: 08/10/2022
Rooms: 5
Property Type: House (Res)
Land Size: 357 sqm approx

Agent Comments



6 Bourchier St GLENROY 3046 (REI)

3 **2** **2**

Price: $640,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)

Agent Comments

Account - Jellis Craig Inner North Pty Ltd | P: 03 9387 5888

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