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	5 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	$595,000	&	$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$592,500	Property type	Unit	Suburb	Hadfield
Period-from	01 May 2024	to	30 Apr 2025	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
3/12 HILDA STREET GLENROY VIC 3046	$625,000	25-Jan-25
2/117 HILTON STREET GLENROY VIC 3046	$625,000	06-Feb-25
3/70 HUBERT AVENUE GLENROY VIC 3046	$625,000	04-Apr-25

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 May 2025

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3/12 HILDA STREET GLENROY VIC 3046

3 2 1

Sold Price **$625,000** Sold Date **25-Jan-25**

Distance **1.7km**



2/117 HILTON STREET GLENROY VIC 3046

3 2 1

Sold Price Sold Date **06-Feb-25**

Distance **1.7km**



3/70 HUBERT AVENUE GLENROY VIC 3046

3 2 1

Sold Price RS **$625,000** Sold Date **04-Apr-25**

Distance **1.65km**

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

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