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	87 North 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	$840,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$800,000	Property type	House	Suburb	Hadfield
Period-from	01 Aug 2020	to	31 Jul 2021	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
25 Barbara Street Hadfield VIC 3046	$871,000	30-Jan-21
15 Gloucester Street Hadfield VIC 3046	$866,000	10-Mar-21
103 Hilton Street Hadfield VIC 3046	$880,000	22-Jul-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: 04 August 2021

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25 Barbara Street Hadfield VIC 3046

2 1 -

Sold Price **$871,000** Sold Date **30-Jan-21**

Distance **0.59km**



15 Gloucester Street Hadfield VIC 3046

3 2 4

Sold Price **$866,000** Sold Date **10-Mar-21**

Distance **1.07km**



103 Hilton Street Hadfield VIC 3046

4 1 6

Sold Price RS **$880,000** Sold Date **22-Jul-21**

Distance **0.31km**

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

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