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	1/30 Eucra 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	$690,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$599,500	Property type	Unit	Suburb	Hadfield
Period-from	01 Feb 2021	to	31 Jan 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
1/9 Hubert Avenue Glenroy VIC 3046	$745,000	26-Aug-21
2/61 Isla Avenue Glenroy VIC 3046	$710,000	03-Feb-22
2C Lyons Street Glenroy VIC 3046	$725,000	04-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.~~

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1/9 Hubert Avenue Glenroy VIC 3046

3 2 1

Sold Price **$745,000** Sold Date **26-Aug-21**

Distance **1.09km**



2/61 Isla Avenue Glenroy VIC 3046

3 2 2

Sold Price RS **$710,000** Sold Date **03-Feb-22**

Distance **1.1km**



2C Lyons Street Glenroy VIC 3046

3 2 2

Sold Price **$725,000** Sold Date **04-Sep-21**

Distance **0.52km**

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

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