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	1/6 EPPING 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Hadfield
Period-from	01 Apr 2021	to	31 Mar 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
3/4 WALTER STREET HADFIELD VIC 3046	$731,000	18-Feb-22
2/29 VOLGA STREET HADFIELD VIC 3046	$730,000	08-Jan-22
2/19 ISLA AVENUE GLENROY VIC 3046	$710,000	12-Apr-22

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: 26 April 2022

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3/4 WALTER STREET HADFIELD VIC 3046

3 2 2

Sold Price **$731,000** Sold Date **18-Feb-22**

Distance **1.07km**



2/29 VOLGA STREET HADFIELD VIC 3046

3 2 2

Sold Price **$730,000** Sold Date **08-Jan-22**

Distance **1.1km**



2/19 ISLA AVENUE GLENROY VIC 3046

3 2 2

Sold Price RS **$710,000** Sold Date **12-Apr-22**

Distance **1.92km**

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

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