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	3/26 HILTON 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	$520,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$596,000	Property type	Unit	Suburb	Hadfield
Period-from	01 Nov 2021	to	31 Oct 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
3/112 CARDINAL ROAD GLENROY VIC 3046	$512,096	01-Sep-22
2/42 FAIRMOUNT STREET HADFIELD VIC 3046	$540,000	19-Sep-22
4/21 BOURCHIER STREET GLENROY VIC 3046	$517,000	03-Aug-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: 08 November 2022

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3/112 CARDINAL ROAD GLENROY VIC 3046

2 1 1

Sold Price **$512,096** Sold Date **01-Sep-22**

Distance **1.56km**



2/42 FAIRMOUNT STREET HADFIELD VIC 3046

2 1 1

Sold Price RS **$540,000** Sold Date **19-Sep-22**

Distance **1.18km**



4/21 BOURCHIER STREET GLENROY VIC 3046

2 1 1

Sold Price **$517,000** Sold Date **03-Aug-22**

Distance **0.9km**

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

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