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	2/47 DAVIES 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	$720,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	Unit	Suburb	Hadfield
Period-from	01 Jan 2022	to	31 Dec 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
1/146 BOUNDARY ROAD PASCOE VALE VIC 3044	$730,000	21-Sep-22
68A DOMAIN STREET HADFIELD VIC 3046	$750,000	25-Aug-22
3/6 COSMOS STREET GLENROY VIC 3046	$710,000	28-Oct-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: 16 January 2023

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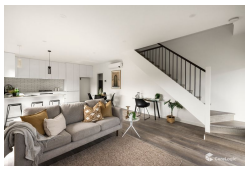


1/146 BOUNDARY ROAD PASCOE VALE VIC 3044

3 2 1

Sold Price **$730,000** Sold Date **21-Sep-22**

Distance **0.65km**



68A DOMAIN STREET HADFIELD VIC 3046

3 2 2

Sold Price **$750,000** Sold Date **25-Aug-22**

Distance **0.63km**



3/6 COSMOS STREET GLENROY VIC 3046

3 2 1

Sold Price RS **$710,000** Sold Date **28-Oct-22**

Distance **0.93km**

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

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