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	2/11 TALBOT 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$597,000	Property type	Unit	Suburb	Hadfield
Period-from	01 Jul 2022	to	30 Jun 2023	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
5/31-33 DAVIES STREET HADFIELD VIC 3046	$590,000	17-May-23
2/99 BOUNDARY ROAD COBURG NORTH VIC 3058	$571,000	26-Apr-23
2/19 KITCHENER ROAD PASCOE VALE VIC 3044	$595,000	24-Jun-23

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: 24 July 2023

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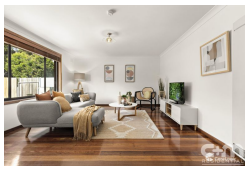


5/31-33 DAVIES STREET HADFIELD VIC 3046

2 2 1

Sold Price RS $590,000 Sold Date 17-May-23

Distance 0.23km



2/99 BOUNDARY ROAD COBURG NORTH VIC 3058

2 1 1

Sold Price $571,000 Sold Date 26-Apr-23

Distance 0.68km



2/19 KITCHENER ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price RS $595,000 Sold Date 24-Jun-23

Distance 0.98km

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

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