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	2/186 WEST 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	$840,000	&	$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Hadfield
Period-from	01 Jun 2023	to	31 May 2024	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 NEIL STREET HADFIELD VIC 3046	$895,000	09-May-24
1/36 HAROLD STREET GLENROY VIC 3046	$845,000	13-Mar-24
171 WEST STREET GLENROY VIC 3046	$950,000	30-May-24

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: 06 June 2024

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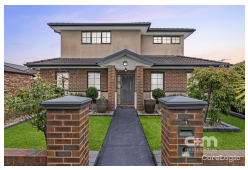

5 NEIL STREET HADFIELD VIC 3046

4 2 1

Sold Price RS $895,000 Sold Date 09-May-24

Distance 0.98km



1/36 HAROLD STREET GLENROY VIC 3046

4 3 1

Sold Price $845,000 Sold Date 13-Mar-24

Distance 1.4km



171 WEST STREET GLENROY VIC 3046

4 3 2

Sold Price RS $950,000 Sold Date 30-May-24

Distance 0.2km

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

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