Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/21 MIDDLE 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	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Hadfield
Period-from	01 Aug 2023	to	31 Jul 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within five kilometres of the property for sale in the last 18 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
6/22 EDGAR STREET HADFIELD VIC 3046	$550,000	04-May-24
2/132 MIDDLE STREET HADFIELD VIC 3046	$540,000	09-Jul-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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marco sansoe
P 93002344
M 0406072953
E msansoe@barryplant.com.au



6/22 EDGAR STREET HADFIELD VIC 3046

2 1 1

Sold Price 550000 Sold Date 04-May-24

Distance 0.47km



2/132 MIDDLE STREET HADFIELD VIC 3046

2 1 1

Sold Price RS 540000 Sold Date 09-Jul-24

Distance 0.93km

RS = Recent sale UN = Undisclosed Sale

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