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 BATTERSEA 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	$960,000	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$860,000	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 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
24 GLOUCESTER STREET HADFIELD VIC 3046	$1,092,500	19-Jul-24
107 DERBY STREET PASCOE VALE VIC 3044	$1,041,000	09-Mar-24
11 RODNEY AVENUE COBURG NORTH VIC 3058	$1,150,000	18-Mar-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.~~

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24 GLOUCESTER STREET HADFIELD VIC 3046

4 1 4

Sold Price RS $1,092,500 Sold Date 19-Jul-24

Distance 0.49km



107 DERBY STREET PASCOE VALE VIC 3044

3 1 3

Sold Price $1,041,000 Sold Date 09-Mar-24

Distance 1.88km



11 RODNEY AVENUE COBURG NORTH VIC 3058

3 2 3

Sold Price $1,150,000 Sold Date 18-Mar-24

Distance 1.11km

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

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