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	11 EXETER 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	$750,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Hadfield
Period-from	01 Nov 2023	to	31 Oct 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
13 MIDDLE STREET HADFIELD VIC 3046	$825,000	30-May-24
39 PRINCESS STREET FAWKNER VIC 3060	$740,000	26-Jul-24
10 FAIRMOUNT STREET HADFIELD VIC 3046	$760,000	09-Nov-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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13 MIDDLE STREET HADFIELD VIC 3046

5 2 4

Sold Price RS 825000 Sold Date 30-May-24

Distance 0.28km



39 PRINCESS STREET FAWKNER VIC 3060

3 1 2

Sold Price 740000 Sold Date 26-Jul-24

Distance 1.45km



10 FAIRMOUNT STREET HADFIELD VIC 3046

4 2 2

Sold Price RS 760000 Sold Date 09-Nov-24

Distance 0.43km

RS = Recent sale UN = Undisclosed Sale

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