

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

4 Barunah 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

\$795,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Hadfield

Period-from

01 Sep 2019

to

31 Aug 2020

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

3 Eucra Street Hadfield VIC 3046	\$791,000	22-Aug-20
1 Samson Street Hadfield VIC 3046	\$842,000	20-Jul-20
8 Lockley Street Hadfield VIC 3046	\$780,000	10-Jul-20

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: 23 September 2020



3 Eucra Street Hadfield VIC 3046

Sold Price

^{RS} **\$791,000** Sold Date **22-Aug-20**

 3  1  2

Distance **0.26km**



1 Samson Street Hadfield VIC 3046

Sold Price

\$842,000 Sold Date **20-Jul-20**

 3  1  2

Distance **0.96km**



8 Lockley Street Hadfield VIC 3046

Sold Price

\$780,000 Sold Date **10-Jul-20**

 3  1  2

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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