

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

62A SOUTH 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

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,500

Property type

House

Suburb

Hadfield

Period-from

01 Jun 2024

to

31 May 2025

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

11 SURREY STREET HADFIELD VIC 3046	\$1,015,000	11-Feb-25
2/23 ARCHIBALD STREET PASCOE VALE VIC 3044	\$1,000,000	30-Jan-25

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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11 SURREY STREET HADFIELD VIC 3046

Sold Price

^{RS}

\$1,015,000

Sold Date

11-Feb-25



4



2



1

Distance

0.46km



2/23 ARCHIBALD STREET PASCOE VALE VIC 3044

Sold Price

\$1,000,000

Sold Date

30-Jan-25



4



2



2

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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