

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

24 Sutherland Street, Hadfield Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$825,000

Median sale price

Median price \$866,000 Property Type House Suburb Hadfield

Period - From 01/01/2021 to 31/03/2021 Source REIV

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 six 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
1	9 Curtin Av HADFIELD 3046	\$815,000	05/06/2021
2	18 Rodings St HADFIELD 3046	\$751,000	13/03/2021
3	23 Exeter St HADFIELD 3046	\$765,000	03/02/2021

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 six months.~~

This Statement of Information was prepared on:

24/06/2021 08:04



Property Type: House (Res)

Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

March quarter 2021: \$866,000

Comparable Properties



9 Curtin Av HADFIELD 3046 (REI)

Agent Comments



Price: \$815,000

Method: Auction Sale

Date: 05/06/2021

Property Type: House (Res)

Land Size: 582 sqm approx



18 Rodings St HADFIELD 3046 (REI/VG)

Agent Comments



Price: \$751,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 633 sqm approx



23 Exeter St HADFIELD 3046 (REI/VG)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 03/02/2021

Rooms: 5

Property Type: House (Res)

Land Size: 592 sqm approx