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

14/51-53 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	5470000	&	\$440,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$567,500	Property type	Unit	Suburb	Hallam					

30 Apr 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2023

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.

to

Address of comparable property	Price	Date of sale
3/2-6 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$410,000	03-Apr-24
1/16 TEMBY CLOSE ENDEAVOUR HILLS VIC 3802	\$545,000	25-Nov-23
7/53-55 FRAWLEY ROAD HALLAM VIC 3803	\$468,000	19-Apr-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.

This Statement of Information was prepared on: 03 May 2024

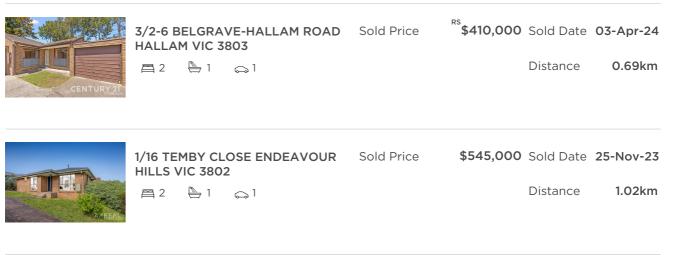


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1	7/53-5 VIC 38	5 FRAW 03	LEY ROAD HALLAM	Sold Price	^{RS} \$468,000	Sold Date	19-Apr-24
	昌 2	1	⇔1			Distance	1.24km

RS = Recent sale UN = Undisclosed Sale

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