

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

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

Single Price

or range
between

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Hallam

Period-from

01 May 2023

to

30 Apr 2024

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

3/2-6 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.

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**3/2-6 BELGRAVE-HALLAM ROAD
HALLAM VIC 3803**

2 1 1

Sold Price

^{RS}

\$410,000

Sold Date

03-Apr-24

Distance

0.69km



**1/16 TEMBY CLOSE ENDEAVOUR
HILLS VIC 3802**

2 1 1

Sold Price

\$545,000

Sold Date

25-Nov-23

Distance

1.02km



**7/53-55 FRAWLEY ROAD HALLAM
VIC 3803**

2 1 1

Sold Price

^{RS}

\$468,000

Sold Date

19-Apr-24

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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