



OBrien Real Estate

Steve Harrison

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Weeden Crescent 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,250

*House

X

*Unit

Suburb

Hallam

Period-from

01 Jul 2018

to

30 Jun 2019

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

25 Hyssop Drive Hallam VIC 3803	\$600,000	15-Jan-19
35 Marson Crescent Hallam VIC 3803	\$599,000	08-Mar-19
6 Kylie Court Hallam VIC 3803	\$600,000	07-Feb-19

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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25 Hyssop Drive Hallam VIC 3803

Sold Price

\$600,000

Sold Date

15-Jan-19

3 2 2

Distance

0.21km



35 Marson Crescent Hallam VIC 3803

Sold Price

\$599,000

Sold Date

08-Mar-19

3 2 2

Distance

0.37km



6 Kylie Court Hallam VIC 3803

Sold Price

\$600,000

Sold Date

07-Feb-19

3 2 2

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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