

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

2/26 GUNNS 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

\$519,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Unit

Suburb

Hallam

Period-from

01 Jun 2023

to

31 May 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

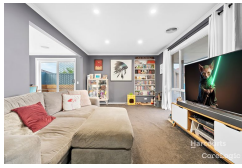
Date of sale

2/5 LARA COURT HALLAM VIC 3803	\$556,000	17-Oct-23
100 FRAWLEY ROAD HALLAM VIC 3803	\$490,000	27-Feb-23
100A FRAWLEY ROAD HALLAM VIC 3803	\$510,000	23-Jan-23

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: 04 June 2024



2/5 LARA COURT HALLAM VIC 3803

2 1 1

Sold Price

\$556,000

Sold Date

17-Oct-23

Distance

0.31km



100 FRAWLEY ROAD HALLAM VIC 3803

3 2 1

Sold Price

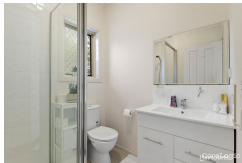
\$490,000

Sold Date

27-Feb-23

Distance

0.33km



100A FRAWLEY ROAD HALLAM VIC 3803

2 1 2

Sold Price

\$510,000

Sold Date

23-Jan-23

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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