

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

1 CHARLES AVENUE 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

\$859,000

&

\$944,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

Other

Suburb

Hallam

Period-from

01 Apr 2022

to

31 Mar 2023

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

16 CARLISLE ROAD HALLAM VIC 3803	\$788,000	06-Aug-22
1A WILKIN COURT ENDEAVOUR HILLS VIC 3802	\$802,000	10-Feb-22
8 CHARLES AVENUE HALLAM VIC 3803	\$675,000	08-Dec-22

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: 22 April 2023



16 CARLISLE ROAD HALLAM VIC 3803

Sold Price

\$788,000

Sold Date **06-Aug-22**

 4  1  -

Distance **0.21km**



1A WILKIN COURT ENDEAVOUR HILLS VIC 3802

Sold Price

\$802,000

Sold Date **10-Feb-22**

 -  -  -

Distance **3.67km**



8 CHARLES AVENUE HALLAM VIC 3803

Sold Price

\$675,000

Sold Date **08-Dec-22**

 3  1  5

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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