

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

6 MARSHALL PLACE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,500

Property type

Unit

Suburb

Hallam

Period-from

01 May 2022

to

30 Apr 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

1/17 HARMER ROAD HALLAM VIC 3803	\$570,000	14-Feb-23
2/25 GEORGE AVENUE HALLAM VIC 3803	\$535,000	20-Dec-22
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: 30 May 2023



1/17 HARMER ROAD HALLAM VIC 3803

Sold Price

\$570,000

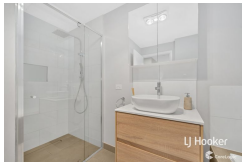
Sold Date

14-Feb-23

2 2 1

Distance

0.23km



2/25 GEORGE AVENUE HALLAM VIC 3803

Sold Price

\$535,000

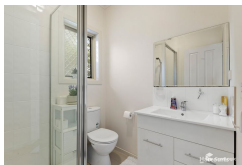
Sold Date

20-Dec-22

2 1 1

Distance

0.29km



100A FRAWLEY ROAD HALLAM VIC 3803

Sold Price

\$510,000

Sold Date

23-Jan-23

2 1 2

Distance

0.69km



3/15 EUMEMMERRING DRIVE EUMEMMERRING VIC 3177

Sold Price

\$527,000

Sold Date

07-Feb-23

2 2 1

Distance

0.91km



2/37 REBECCA STREET DOVETON VIC 3177

Sold Price

\$655,000

Sold Date

16-Apr-23

2 2 1

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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