

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

4 Pomeranian Lane 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

Suburb

Hallam

Period-from

01 Jul 2019

to

30 Jun 2020

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

15/59-61 Belgrave-Hallam Road Hallam VIC 3803	\$530,000	25-Mar-20
3/26 Charles Avenue Hallam VIC 3803	\$505,000	29-Mar-20
3/59 Kays Avenue Hallam VIC 3803	\$507,000	22-Apr-20

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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**15/59-61 Belgrave-Hallam Road
Hallam VIC 3803**

3 2 2

Sold Price **\$530,000** Sold Date **25-Mar-20**

Distance **0.42km**

**3/26 Charles Avenue Hallam VIC
3803**

3 2 2

Sold Price **\$505,000** Sold Date **29-Mar-20**

Distance **1.77km**

**3/59 Kays Avenue Hallam VIC 3803**

3 2 2

Sold Price **\$507,000** Sold Date **22-Apr-20**

Distance **2.08km**

RS = Recent sale

UN = Undisclosed Sale

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