

## 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

21 ARCADIA AVENUE HALLAM VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hallam

Period-from

01 Sep 2022

to

31 Aug 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

6 BRAMLEY COURT HALLAM VIC 3803	\$787,000	14-Apr-23
5 GIBSON STREET HALLAM VIC 3803	\$756,500	26-Aug-23
5 ARCADIA AVENUE HALLAM VIC 3803	\$810,000	11-Aug-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: 12 September 2023

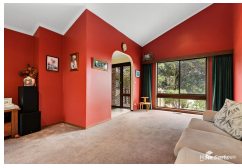


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**6 BRAMLEY COURT HALLAM VIC 3803**

Sold Price

**\$787,000**

Sold Date

**14-Apr-23**

4 2 2

Distance

**0.13km**



**5 GIBSON STREET HALLAM VIC 3803**

Sold Price

<sup>RS</sup> **\$756,500**

Sold Date

**26-Aug-23**

4 2 2

Distance

**0.74km**



**5 ARCADIA AVENUE HALLAM VIC 3803**

Sold Price

<sup>RS</sup> **\$810,000**

Sold Date

**11-Aug-23**

3 2 2

Distance

**0.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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