

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

5 ELDER CLOSE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,000

Property type

House

Suburb

Hallam

Period-from

01 Feb 2022

to

31 Jan 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

27 HYSSOP DRIVE HALLAM VIC 3803	\$650,000	30-Jan-23
24 GUILDFORD CRESCENT NARRE WARREN VIC 3805	\$637,500	25-Jan-23
102 NETTLE DRIVE HALLAM VIC 3803	\$645,000	22-Sep-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: 02 February 2023



27 HYSSOP DRIVE HALLAM VIC 3803

Sold Price

RS

\$650,000

Sold Date

30-Jan-23

3

1

2

Distance

0.45km



24 GUILDFORD CRESCENT NARRE WARREN VIC 3805

Sold Price

RS

\$637,500

Sold Date

25-Jan-23

3

1

2

Distance

0.78km



102 NETTLE DRIVE HALLAM VIC 3803

Sold Price

\$645,000

Sold Date

22-Sep-22

3

1

2

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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