

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 2/61 Kays Avenue, Hallam, VIC 3803

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$465,000

&

\$495,000

Median sale price

Median price

\$407,500

Property Type

Unit

Suburb

Hallam (3803)

Period - From

01/01/2019

to

31/12/2019

Source

corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
12A MYSTIC COURT, EUMEMMERRING VIC 3177	\$487,000	03/12/2019
18B KAYS AVENUE, HALLAM VIC 3803	\$486,000	28/07/2019
10 ABREHART STREET, EUMEMMERRING VIC 3177	\$485,000	18/11/2019

This Statement of Information was prepared on: 13/01/2020