

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

1/2 ADAM AVENUE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,000

Property type

House

Suburb

Hallam

Period-from

01 Mar 2022

to

28 Feb 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

3/2 ADAM AVENUE HALLAM VIC 3803	\$420,000	21-Feb-23
3/52 KIDDS ROAD DOVETON VIC 3177	\$390,000	14-Feb-23
19/2-6 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$435,000	07-Dec-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 March 2023

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3/2 ADAM AVENUE HALLAM VIC 3803

Sold Price

^{RS} **\$420,000** Sold Date **21-Feb-23**

 2
  1
  1

Distance **0.03km**



3/52 KIDDS ROAD DOVETON VIC 3177

Sold Price

^{RS} **\$390,000** Sold Date **14-Feb-23**

 2
  1
  1

Distance **1.85km**



19/2-6 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

Sold Price

\$435,000 Sold Date **07-Dec-22**

 2
  1
  1

Distance **1.19km**

RS = Recent sale **UN** = Undisclosed Sale

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