



Real Estate

STATEMENT OF INFORMATION

40 EDINBURGH STREET, HALLAM, VIC 3003

PREPARED BY NORTH WESTON 3 D D REAL ESTATE PHONE 08 12665527



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 EDINBOROUGH STREET, HALLAM, VIC 4 2 1

Indicative Selling Price

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

Price Range: \$580,000 to \$620,000

Provided by: Nikki Weston, Zed Real Estate

MEDIAN SALE PRICE



HALLAM, VIC, 3803

Suburb Median Sale Price (House)

\$581,500

01 October 2018 to 31 March 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



15 ADAM AVE, HALLAM, VIC 3803

4 2 2

Sale Price

***\$555,000**

Sale Date: 03/05/2019

Distance from Property: 825m



19 EVA CRT, HALLAM, VIC 3803

4 2 6

Sale Price

\$605,000

Sale Date: 11/04/2019

Distance from Property: 475m



11 EVA CRT, HALLAM, VIC 3803

4 2 2

Sale Price

\$600,000

Sale Date: 02/02/2019

Distance from Property: 358m



This report has been compiled on 25/06/2019 by Zed Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

10 EDINBOROUGH STREET, HALLAM, VIC 3803


Indicative selling price

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

Price Range: \$580,000 to \$620,000

Median sale price

Median price \$581,500 House ☒ Unit ☐ Suburb HALLAM

Period 01 October 2018 to 31 March 2019 Source 

Comparable property sales

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
15 ADAM AVE, HALLAM, VIC 3803	*\$555,000	03/05/2019
19 EVA CRT, HALLAM, VIC 3803	\$605,000	11/04/2019
11 EVA CRT, HALLAM, VIC 3803	\$600,000	02/02/2019