

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

4 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

\$730,000

&

\$803,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hallam

Period-from

01 May 2021

to

30 Apr 2022

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

25 WEEDEN CRESCENT HALLAM VIC 3803	\$740,000	25-Feb-21
8 ACHERON CLOSE HALLAM VIC 3803	\$740,000	03-Oct-21
11 OHIO CRESCENT NARRE WARREN VIC 3805	\$807,000	23-Dec-21

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: 05 May 2022



25 WEEDEN CRESCENT HALLAM VIC 3803

3 2 2

Sold Price

\$740,000

Sold Date

25-Feb-21

Distance

0.08km



8 ACHERON CLOSE HALLAM VIC 3803

3 2 2

Sold Price

Sold Date

03-Oct-21

Distance

0.38km



11 OHIO CRESCENT NARRE WARREN VIC 3805

3 2 2

Sold Price

\$807,000

Sold Date

23-Dec-21

Distance

1.13km



8 RAPHAEL STREET HALLAM VIC 3803

3 2 2

Sold Price

- Sold Date

01-Jun-21

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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