

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 COOPER COURT 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Hallam

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|-----------------------------------|-----------|-----------|
| 16 MARJORAM CLOSE HALLAM VIC 3803 | \$765,000 | 26-Jan-25 |
| 15 BEECH PLACE HALLAM VIC 3803 | \$770,000 | 06-Dec-24 |
| 26 TRIPOLI COURT HALLAM VIC 3803 | \$780,000 | 05-Nov-24 |

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: 20 February 2025



16 MARJORAM CLOSE HALLAM VIC Sold Price

^{RS} \$765,000 ^{UN}

Sold Date 26-Jan-25

3 2 8

Distance 0.4km



15 BEECH PLACE HALLAM VIC Sold Price

\$770,000

Sold Date 06-Dec-24

3 2 2

Distance 1.83km



26 TRIPOLI COURT HALLAM VIC Sold Price

\$780,000

Sold Date 05-Nov-24

3 2 4

Distance 1.98km

RS = Recent sale

UN = Undisclosed Sale

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