

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

2/5 LARA 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

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Hallam

Period-from

01 Oct 2022

to

30 Sep 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

2/116 FRAWLEY ROAD HALLAM VIC 3803	\$580,000	22-Aug-23
2/31 KAYS AVENUE HALLAM VIC 3803	\$520,000	24-Aug-23
7 POMERANIAN LANE HALLAM VIC 3803	\$510,000	21-Sep-23

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: 06 October 2023



2/116 FRAWLEY ROAD HALLAM VIC 3803

2 1 1

Sold Price

^{RS} \$580,000 Sold Date 22-Aug-23

Distance 0.69km



2/31 KAYS AVENUE HALLAM VIC 3803

2 1 1

Sold Price

\$520,000 Sold Date 24-Aug-23

Distance 0.84km



7 POMERANIAN LANE HALLAM VIC 3803

2 2 2

Sold Price

^{RS} \$510,000 Sold Date 21-Sep-23

Distance 1.38km

RS = Recent sale

UN = Undisclosed Sale

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