# Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

46 HIGH ROAD HALLS GAP VIC 3381

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	5440 000	&	\$460,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$615,500	Property type	House	Suburb	Halls Gap				

30 Sep 2024

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Oct 2023

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale	
40 SCOTT ROAD HALLS GAP VIC 3381	\$410,000	14-May-24	
46 ROYSTON ROAD HALLS GAP VIC 3381	\$440,000	17-Oct-24	
10 SUNDIAL AVENUE HALLS GAP VIC 3381	\$470,000	26-Oct-23	

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 23 October 2024



Corelogic

consumer.vic.gov.au

## Nutrien Harcourts

Distance

2.53km

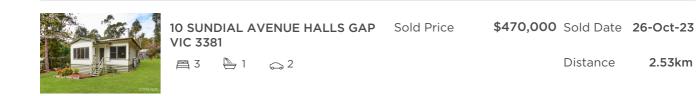
Brad Jensen

- P 03 5352 1400
- M 0438521039
- E brad.jensen@nh.com.au



	<b>40 SCOTT ROAD HALLS GAP VIC</b> <b>3381</b>	Sold Price	\$410,000	Sold Date Distance	14-May-24 0.15km
	46 ROYSTON ROAD HALLS GAP VIC 3381	Sold Price	<sup>RS</sup> \$440,000	Sold Date	17-Oct-24
	🖴 2 🍋 1 👝 -			Distance	0.25km

昌 2 👆 1  $\bigcirc$ 



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

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.