

## 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

26 TRIPOLI COURT HALLAM VIC 3803

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Hallam

Period-from

01 Oct 2023

to

30 Sep 2024

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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 3 MAPLESON COURT HALLAM VIC 3803 | \$780,000 | 01-Jul-24 |
| 30 PHILIP ROAD HALLAM VIC 3803   | \$752,000 | 04-Sep-24 |
| 6 BRENDAN COURT HALLAM VIC 3803  | \$775,000 | 11-Apr-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: 10 October 2024



**3 MAPLESON COURT HALLAM VIC 3803** Sold Price **\$780,000** Sold Date **01-Jul-24**

3 2 2

Distance **0.48km**



**30 PHILIP ROAD HALLAM VIC 3803** Sold Price <sup>RS</sup> **\$752,000** Sold Date **04-Sep-24**

3 2 4

Distance **0.49km**



**6 BRENDAN COURT HALLAM VIC 3803** Sold Price **\$775,000** Sold Date **11-Apr-24**

3 2 2

Distance **1.49km**

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

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