

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 RUBICON 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

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,000

Property type

House

Suburb

Hallam

Period-from

01 Jan 2022

to

31 Dec 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

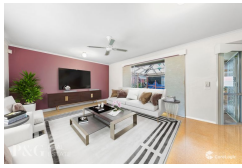
Date of sale

13 CHESHUNT DRIVE HALLAM VIC 3803	\$710,000	12-Sep-22
69 MARSON CRESCENT HALLAM VIC 3803	\$730,000	30-Jul-22
16 GREENACRE CRESCENT NARRE WARREN VIC 3805	\$780,000	22-Oct-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: 24 January 2023


13 CHESHUNT DRIVE HALLAM VIC 3803

Sold Price

\$710,000

Sold Date

12-Sep-22
 3

 2

 2

Distance

0.07km

69 MARSON CRESCENT HALLAM VIC 3803

Sold Price

^{RS} **\$730,000**

Sold Date

30-Jul-22
 3

 2

 2

Distance

1.25km


Open inspections are now available.

In accordance with Victorian Government guidelines, open for inspections are now permitted for the fully vaccinated subject to density limits.

If you are not fully vaccinated or choose not to disclose your vaccination status please contact the listing agent to arrange a private inspection.

16 GREENACRE CRESCENT NARRE WARREN VIC 3805

Sold Price

\$780,000

Sold Date

22-Oct-21
 3

 1

 2

Distance

2.6km
RS = Recent sale

UN = Undisclosed Sale

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