

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

10 Urban Lane 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Hallam

Period-from

01 Dec 2020

to

30 Nov 2021

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

2/11 Young Road Hallam VIC 3803	\$535,000	23-Aug-21
2/7 John Hunter Drive Endeavour Hills VIC 3802	\$510,000	05-Oct-21
1/17-19 Madison Avenue Narre Warren VIC 3805	\$480,000	21-Sep-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: 06 December 2021



2/11 Young Road Hallam VIC 3803

Sold Price

^{RS} **\$535,000**

Sold Date

23-Aug-21

 2  1  1

Distance

0.07km



2/7 John Hunter Drive Endeavour Hills VIC 3802

Sold Price

^{RS} **\$510,000**

Sold Date

05-Oct-21

 2  1  1

Distance

1.56km



1/17-19 Madison Avenue Narre Warren VIC 3805

Sold Price

\$480,000

Sold Date

21-Sep-21

 2  1  1

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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