

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

7 GUNNS ROAD 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

\$620,000

&

\$680,000

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

2 SIMPSON COURT HALLAM VIC 3803	\$635,000	13-Dec-22
8 CHARLES AVENUE HALLAM VIC 3803	\$675,000	09-Jan-23
6 GEORGE CHUDLEIGH DRIVE HALLAM VIC 3803	\$620,000	19-Oct-22

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: 19 January 2023



2 SIMPSON COURT HALLAM VIC 3803

3 1 4

Sold Price

^{RS} \$635,000 Sold Date 13-Dec-22

Distance 0.46km



8 CHARLES AVENUE HALLAM VIC 3803

3 1 2

Sold Price

^{RS} \$675,000 Sold Date 09-Jan-23

Distance 0.68km



6 GEORGE CHUDLEIGH DRIVE HALLAM VIC 3803

3 1 1

Sold Price

\$620,000 Sold Date 19-Oct-22

Distance 1.66km

RS = Recent sale UN = Undisclosed Sale

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