

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 HOMEWOOD BOULEVARD 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Hallam

Period-from

01 Jul 2021

to

30 Jun 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

4 EARL PLACE HALLAM VIC 3803	\$900,000	20-Nov-21
248 PRINCES HIGHWAY HALLAM VIC 3803	\$933,800	21-Jun-22
9 TURANGA PLACE HALLAM VIC 3803	\$980,000	10-Nov-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: 01 July 2022



4 EARL PLACE HALLAM VIC 3803

Sold Price

\$900,000

Sold Date

20-Nov-21
 4  3  2

Distance

0.07km


248 PRINCES HIGHWAY HALLAM VIC 3803

Sold Price

^{RS} **\$933,800**

Sold Date

21-Jun-22
 4  2  5

Distance

0.13km


9 TURANGA PLACE HALLAM VIC 3803

Sold Price

\$980,000

Sold Date

10-Nov-21
 4  2  2

Distance

0.61km
RS = Recent sale

UN = Undisclosed Sale

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