

## 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

11 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

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

8 GUNNS ROAD HALLAM VIC 3803	\$705,000	09-Nov-22
45 KAYS AVENUE HALLAM VIC 3803	\$777,000	24-Aug-22
7 CORNWALL STREET HALLAM VIC 3803	\$700,000	30-Aug-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: 10 January 2023


**8 GUNNS ROAD HALLAM VIC 3803**

Sold Price

<sup>RS</sup> **\$705,000** Sold Date **09-Nov-22**
 5  2  4

Distance **0.31km**

**45 KAYS AVENUE HALLAM VIC 3803**

Sold Price

**\$777,000** Sold Date **24-Aug-22**
 3  1  1

Distance **0.69km**

**7 CORNWALL STREET HALLAM VIC 3803**

Sold Price

**\$700,000** Sold Date **30-Aug-22**
 5  3  2

Distance **0.76km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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