

## 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

8 CASCADE WAY HALLAM VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Hallam

Period-from

01 Jun 2021

to

31 May 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 84 EMILY DRIVE HALLAM VIC 3803        | \$820,000 | 06-Apr-22 |
| 9 CASCADE WAY HALLAM VIC 3803         | \$765,000 | 17-Jan-22 |
| 40 EDINBOROUGH STREET HALLAM VIC 3803 | \$800,000 | 10-Dec-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: 22 June 2022



**84 EMILY DRIVE HALLAM VIC 3803** Sold Price **\$820,000** Sold Date **06-Apr-22**

 4  2  3

Distance **0.14km**



**9 CASCADE WAY HALLAM VIC 3803** Sold Price **\$765,000** Sold Date **17-Jan-22**

 4  2  2

Distance **0.07km**



**40 EDINBOROUGH STREET HALLAM VIC 3803** Sold Price **\$800,000** Sold Date **10-Dec-21**

 4  1  2

Distance **-**

**RS** = Recent sale **UN** = Undisclosed Sale

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