

## 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

1/25 HARMER ROAD 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hallam

Period-from

01 Feb 2023

to

31 Jan 2024

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

4/43 CARLISLE ROAD HALLAM VIC 3803	\$530,000	24-Nov-23
6/53-55 FRAWLEY ROAD HALLAM VIC 3803	\$522,500	08-Dec-23
3/43-45 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$500,000	19-Jan-24

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: 16 February 2024



**4/43 CARLISLE ROAD HALLAM VIC 3803** Sold Price **\$530,000** Sold Date **24-Nov-23**

2 1 1

Distance **0.33km**



**6/53-55 FRAWLEY ROAD HALLAM VIC 3803** Sold Price **\$522,500** Sold Date **08-Dec-23**

2 1 -

Distance **0.25km**



**3/43-45 BELGRAVE-HALLAM ROAD HALLAM VIC 3803** Sold Price <sup>RS</sup> **\$500,000** <sup>UN</sup> Sold Date **19-Jan-24**

2 1 -

Distance **1.41km**



**1/16 TEMBY CLOSE ENDEAVOUR HILLS VIC 3802** Sold Price **\$545,000** Sold Date **25-Nov-23**

2 1 1

Distance **1.41km**



**2/23 ROSS STREET DANDENONG VIC 3175** Sold Price **\$550,000** Sold Date **19-Dec-23**

2 1 1

Distance **3.6km**

RS = Recent sale      UN = Undisclosed Sale

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