

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

11/2-6 BELGRAVE-HALLAM 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,500

Property type

Unit

Suburb

Hallam

Period-from

01 Aug 2022

to

31 Jul 2023

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

9/2-6 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$516,000	31-May-22
10/93 FRAWLEY ROAD HALLAM VIC 3803	\$535,000	29-Apr-22
8 ROMA COURT EUMEMMERRING VIC 3177	\$500,250	12-May-23

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 August 2023

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**9/2-6 BELGRAVE-HALLAM ROAD
HALLAM VIC 3803**

3 1 1

Sold Price

\$516,000

Sold Date

31-May-22

Distance

0.02km



**10/93 FRAWLEY ROAD HALLAM
VIC 3803**

3 1 1

Sold Price

\$535,000

Sold Date

29-Apr-22

Distance

0.46km



**8 ROMA COURT EUMEMMERRING
VIC 3177**

3 1 1

Sold Price

\$500,250

Sold Date

12-May-23

Distance

2.22km

RS = Recent sale

UN = Undisclosed Sale

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