

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

78A PRINCES HIGHWAY 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

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

28/43-47 DOVETON AVENUE EUMEMMERRING VIC 3177	\$555,000	30-Apr-22
10A FRAWLEY ROAD EUMEMMERRING VIC 3177	\$585,000	01-Oct-21
2/5 THEYER STREET EUMEMMERRING VIC 3177	\$615,000	06-Jun-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: 04 July 2022



**28/43-47 DOVETON AVENUE
 EUMEMMERRING VIC 3177**

 3  2  2

Sold Price **\$555,000** Sold Date **30-Apr-22**

Distance **0.58km**



**10A FRAWLEY ROAD
 EUMEMMERRING VIC 3177**

 3  2  2

Sold Price **\$585,000** Sold Date **01-Oct-21**

Distance **0.99km**



**2/5 THEYER STREET
 EUMEMMERRING VIC 3177**

 3  2  2

Sold Price ^{RS} **\$615,000** Sold Date **06-Jun-22**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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