

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 TRIPOLI COURT, HALLAM, VIC 3803

3 2 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$590,000 to \$630,000**

MEDIAN SALE PRICE



HALLAM, VIC, 3803

Suburb Median Sale Price (House)

\$570,500

01 January 2017 to 31 December 2017

Provided by:

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



14 FITZGERALD RD, HALLAM, VIC 3803

3 2 2

Sale Price

****\$618,000**

Sale Date: 30/01/2018

Distance from Property: 1.9km



2 TATE CRT, HALLAM, VIC 3803

3 2 2

Sale Price

***\$620,000**

Sale Date: 29/01/2018

Distance from Property: 781m



125 HINRICHSEN DR, HALLAM, VIC 3803

3 2 1

Sale Price

\$600,000

Sale Date: 10/11/2017

Distance from Property: 2.7km



This report has been compiled on 02/03/2018 by Tay Ting. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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14 RIVER TCE, HALLAM, VIC 3803

3 2 2

Sale Price

\$620,000

Sale Date: 02/02/2018

Distance from Property: 2.3km



43 EYEBRIGHT SQ, HALLAM, VIC 3803

3 1 2

Sale Price

****\$570,000**

Sale Date: 25/01/2018

Distance from Property: 2.1km



90 NETTLE DR, HALLAM, VIC 3803

3 2 5

Sale Price

\$625,000

Sale Date: 12/12/2017

Distance from Property: 1.5km



58 FITZGERALD RD, HALLAM, VIC 3803

3 1 2

Sale Price

***\$635,000**

Sale Date: 09/12/2017

Distance from Property: 1.8km



68 HINRICHSSEN DR, HALLAM, VIC 3803

3 1 2

Sale Price

\$580,500

Sale Date: 03/12/2017

Distance from Property: 2.5km





11 EDINBOROUGH ST, HALLAM, VIC 3803

 3  1  2

Sale Price

\$630,000

Sale Date: 24/11/2017

Distance from Property: 833m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30 TRIPOLI COURT, HALLAM, VIC 3803

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$590,000 to \$630,000

Median sale price

Median price

\$570,500

House

X

Unit


Suburb

HALLAM

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--------------------------------------|-------------|--------------|
| 14 FITZGERALD RD, HALLAM, VIC 3803 | **\$618,000 | 30/01/2018 |
| 2 TATE CRT, HALLAM, VIC 3803 | *\$620,000 | 29/01/2018 |
| 125 HINRICHSSEN DR, HALLAM, VIC 3803 | \$600,000 | 10/11/2017 |
| 14 RIVER TCE, HALLAM, VIC 3803 | \$620,000 | 02/02/2018 |

| | | |
|-------------------------------------|-------------|------------|
| 43 EYEBRIGHT SQ, HALLAM, VIC 3803 | **\$570,000 | 25/01/2018 |
| 90 NETTLE DR, HALLAM, VIC 3803 | \$625,000 | 12/12/2017 |
| 58 FITZGERALD RD, HALLAM, VIC 3803 | *\$635,000 | 09/12/2017 |
| 68 HINRICHSEN DR, HALLAM, VIC 3803 | \$580,500 | 03/12/2017 |
| 11 EDINBOROUGH ST, HALLAM, VIC 3803 | \$630,000 | 24/11/2017 |