

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 30 TRIPOLI COURT, HALLAM, VIC 3803







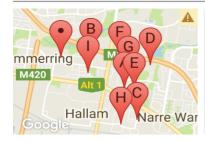
**Indicative Selling Price** 

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: **pricefinder** 

## **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







Sale Price

\*\*\$618,000

Sale Date: 30/01/2018

Distance from Property: 1.9km





# 2 TATE CRT, HALLAM, VIC 3803







Sale Price

\*\$620,000

Sale Date: 29/01/2018

Distance from Property: 781m





125 HINRICHSEN DR, HALLAM, VIC 3803







**Sale Price** 

\$600.000

Sale Date: 10/11/2017

Distance from Property: 2.7km







## 14 RIVER TCE, HALLAM, VIC 3803







Sale Price \$620,000

Sale Date: 02/02/2018

Distance from Property: 2.3km





43 EYEBRIGHT SQ, HALLAM, VIC 3803









Sale Price

\*\*\$570,000

Sale Date: 25/01/2018





90 NETTLE DR, HALLAM, VIC 3803









**Sale Price** 

\$625,000

Sale Date: 12/12/2017







58 FITZGERALD RD, HALLAM, VIC 3803









**Sale Price** 

\*\$635.000

Sale Date: 09/12/2017

Distance from Property: 1.8km





68 HINRICHSEN DR, HALLAM, VIC 3803







Sale Price

\$580,500

Sale Date: 03/12/2017

Distance from Property: 2.5km







# 11 EDINBOROUGH ST, HALLAM, VIC 3803





**\$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

| 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 | p    | pricefinder |        |

### 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 HINRICHSEN 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 |