

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

8 SHEBA COURT 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hallam

Period-from

01 Jan 2022

to

31 Dec 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

12 MATIPO STREET DOVETON VIC 3177	\$600,000	03-Nov-22
38 THE GRANGE HAMPTON PARK VIC 3976	\$555,000	12-Oct-22
12 COTHAM SQUARE HAMPTON PARK VIC 3976	\$585,000	11-Nov-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: 11 January 2023



12 MATIPO STREET DOVETON VIC 3177

Sold Price

\$600,000

Sold Date **03-Nov-22**

 2  1  1

Distance **3.62km**



38 THE GRANGE HAMPTON PARK VIC 3976

Sold Price

\$555,000

Sold Date **12-Oct-22**

 3  1  1

Distance **2.77km**



12 COTHAM SQUARE HAMPTON PARK VIC 3976

Sold Price

\$585,000

Sold Date **11-Nov-22**

 3  1  2

Distance **2.81km**

RS = Recent sale

UN = Undisclosed Sale

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