

## 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

5 SIRENS PLACE HALLAM VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hallam

Period-from

01 Jul 2022

to

30 Jun 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

116 HINRICHSEN DRIVE HALLAM VIC 3803	\$800,000	09-May-23
9 TERRY CLOSE NARRE WARREN VIC 3805	\$740,000	16-Feb-23
15 DON JUAN COURT NARRE WARREN VIC 3805	\$852,000	28-Feb-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: 19 July 2023

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**116 HINRICHSEN DRIVE HALLAM  
VIC 3803**

 4  2  2

Sold Price

**\$800,000**

Sold Date **09-May-23**

Distance

**1.51km**



**9 TERRY CLOSE NARRE WARREN  
VIC 3805**

 4  2  2

Sold Price

**\$740,000**

Sold Date **16-Feb-23**

Distance

**1.33km**



**15 DON JUAN COURT NARRE  
WARREN VIC 3805**

 4  2  2

Sold Price

**\$852,000**

Sold Date **28-Feb-23**

Distance

**1.98km**

RS = Recent sale

UN = Undisclosed Sale

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