

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 PAULINE 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

\$695,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

House

Suburb

Hallam

Period-from

01 Apr 2022

to

31 Mar 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

1 COBUNGRA COURT HALLAM VIC 3803	\$750,000	19-Mar-22
1 WITTENBERG COURT NARRE WARREN VIC 3805	\$720,000	20-Jan-23
365 PRINCES HIGHWAY NARRE WARREN VIC 3805	\$730,500	28-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: 21 April 2023



1 COBUNGRA COURT HALLAM VIC 3803

Sold Price

\$750,000

Sold Date

19-Mar-22

 4  2  2

Distance

0.23km



1 WITTENBERG COURT NARRE WARREN VIC 3805

Sold Price

\$720,000

Sold Date

20-Jan-23

 4  2  2

Distance

0.73km



365 PRINCES HIGHWAY NARRE WARREN VIC 3805

Sold Price

\$730,500

Sold Date

28-Nov-22

 4  2  2

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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