

## 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

3 Katrina Close Hallam VIC 3803

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$663,000

Property type

House

Suburb

Hallam

Period-from

01 Sep 2020

to

31 Aug 2021

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

4 Mulguthrie Court Hallam VIC 3803	\$821,888	09-Jul-21
6 Mulguthrie Court Hallam VIC 3803	\$775,000	23-Apr-21
71 Marson Crescent Hallam VIC 3803	\$800,000	20-Sep-21

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.~~

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**4 Mulguthrie Court Hallam VIC 3803**

4 2 2

Sold Price

<sup>RS</sup> **\$821,888**

Sold Date

**09-Jul-21**

Distance

**0.28km**



**6 Mulguthrie Court Hallam VIC 3803**

4 2 2

Sold Price

**\$775,000**

Sold Date

**23-Apr-21**

Distance

**0.3km**



**71 Marson Crescent Hallam VIC 3803**

4 2 2

Sold Price

<sup>RS</sup> **\$800,000**

Sold Date

**20-Sep-21**

Distance

**0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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