

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

3/4 YOUNG ROAD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Hallam

Period-from

01 Apr 2021

to

31 Mar 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

3/73-75 FRAWLEY ROAD HALLAM VIC 3803	\$570,000	14-Feb-22
7 ASHCROFT CLOSE HALLAM VIC 3803	\$590,000	21-Mar-22
22/3 YOUNG ROAD HALLAM VIC 3803	\$600,000	05-Nov-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.~~

This Statement of Information was prepared on: 21 April 2022

**3/73-75 FRAWLEY ROAD HALLAM VIC 3803**

3 2 1

Sold Price

\$570,000

Sold Date

14-Feb-22

Distance

0.49km**7 ASHCROFT CLOSE HALLAM VIC 3803**

3 2 1

Sold Price

RS \$590,000 UN

Sold Date

21-Mar-22

Distance

0.26km**22/3 YOUNG ROAD HALLAM VIC 3803**

3 1 2

Sold Price

\$600,000

Sold Date

05-Nov-21

Distance

0.08km**RS** = Recent sale**UN** = Undisclosed Sale

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