

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

18 ADAM AVENUE 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hallam

Period-from

01 Jul 2023

to

31 Jan 2024

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

6 LYNNE COURT HALLAM VIC 3803	\$765,000	17-Nov-23
24 PRESTON AVENUE ENDEAVOUR HILLS VIC 3802	\$787,000	14-Oct-23
6 KATRINA CLOSE HALLAM VIC 3803	\$700,000	31-Jan-24

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: 08 February 2024



6 LYNNE COURT HALLAM VIC 3803

3 2 1

Sold Price **\$765,000** Sold Date **17-Nov-23**

Distance **0.42km**



24 PRESTON AVENUE ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price **\$787,000** Sold Date **14-Oct-23**

Distance **0.72km**



6 KATRINA CLOSE HALLAM VIC 3803

3 2 2

Sold Price ^{RS} **\$700,000** Sold Date **31-Jan-24**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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