

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

45 KAYS 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

Property type

House

Suburb

Hallam

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 GINA COURT HALLAM VIC 3803	780000	21-Jan-22
10 OLIVE ROAD EUMEMMERRING VIC 3177	845000	11-Mar-22
24 WAYGARA STREET EUMEMMERRING VIC 3177	790000	05-May-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14 July 2022



6 GINA COURT HALLAM VIC 3803

Sold Price

780000

Sold Date

21-Jan-22



3



1



2

Distance

0.96km



**10 OLIVE ROAD EUMEMMERRING
VIC 3177**

Sold Price

845000

Sold Date

11-Mar-22



3



1



2

Distance

0.7km



**24 WAYGARA STREET
EUMEMMERRING VIC 3177**

Sold Price

790000

Sold Date

05-May-22



3



1



2

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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