

# 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 19 Arcadia Avenue, Hallam, VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$750,000

&

\$800,000

### Median sale price

Median price

\$663,000

Property Type

House

Suburb

Hallam (3803)

Period - From

01/10/2020

to

30/09/2021

Source

Core Logic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 GINA COURT, HALLAM VIC 3803	\$820,000	19/06/2021
7 TOLMIE RISE, HALLAM VIC 3803	\$820,000	15/06/2021
6 MULGUTHRIE COURT, HALLAM VIC 3803	\$775,000	23/04/2021

This Statement of Information was prepared on: 12/10/2021