

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

58 Charles 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

\$688,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Hallam

Period-from

01 Dec 2019

to

30 Nov 2020

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

5 Henlow Rise Hallam VIC 3803	\$700,000	28-Jul-20
13 River Terrace Hallam VIC 3803	\$690,000	12-Oct-20
42 Kays Avenue Hallam VIC 3803	\$625,000	20-Oct-20

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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**5 Henlow Rise Hallam VIC 3803**Sold Price **\$700,000** Sold Date **28-Jul-20**

4 2 5

Distance **2.44km****Notes from your agent**

4 bedrooms and a study, modern kitchen with stone benchtops, 2 bathrooms, one renovated, 2 living areas and dressed to sell.

**13 River Terrace Hallam VIC 3803**Sold Price **\$690,000** Sold Date **12-Oct-20**

4 2 2

Distance **2.63km****Notes from your agent**

Modern renovation throughout, 2 living areas, immaculate presentation. Near powerlines.

**42 Kays Avenue Hallam VIC 3803**Sold Price ^{RS} **\$625,000** Sold Date **20-Oct-20**

4 2 2

Distance **0.37km****Notes from your agent**

Original kitchen and bathroom in fair condition, needs carpets and window dressings replaced, 2 living areas. Currently rented.

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

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