

# 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

3/33 ALBERT ROAD HALLAM VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

~~Single Price~~

\$650,000

or range  
between

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&

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### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hallam

Period-from

01 Jun 2023

to

31 May 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

6/89 FRAWLEY ROAD HALLAM VIC 3803	\$715,000	10-May-24
1 TILBAVALE CLOSE HALLAM VIC 3803	\$715,000	09-May-24
1A GRASSMERE COURT HALLAM VIC 3803	\$755,000	18-Feb-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.~~

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6/89 FRAWLEY ROAD HALLAM  
VIC 3803

3 2 2

Sold Price

RS

\$715,000

Sold Date 10-May-24

Distance 0.6km



1 TILBAVALE CLOSE HALLAM VIC  
3803

3 2 2

Sold Price

Sold Date 09-May-24

Distance 0.86km



1A GRASSMERE COURT HALLAM  
VIC 3803

3 2 2

Sold Price

\$755,000

Sold Date 18-Feb-24

Distance 1.17km

RS = Recent sale

UN = Undisclosed Sale

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