

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

2/79 GEORGE CHUDLEIGH DRIVE 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

\$740,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,000

Property type

Other

Suburb

Hallam

Period-from

01 Feb 2022

to

31 Jan 2023

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

4 DIBA RISE NARRE WARREN VIC 3805	\$650,000	07-Nov-22
6 SUMMERLEA ROAD NARRE WARREN VIC 3805	\$695,000	23-Jan-23
3/25 GEORGE AVENUE HALLAM VIC 3803	\$640,000	08-Dec-22

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: 20 February 2023



4 DIBA RISE NARRE WARREN VIC 3805

3 2 2

Sold Price

\$650,000

Sold Date **07-Nov-22**

Distance **1.05km**



6 SUMMERLEA ROAD NARRE WARREN VIC 3805

3 2 1

Sold Price

^{RS} **\$695,000** ^{UN}

Sold Date **23-Jan-23**

Distance **2km**



3/25 GEORGE AVENUE HALLAM VIC 3803

3 2 2

Sold Price

\$640,000

Sold Date **08-Dec-22**

Distance **2.27km**

RS = Recent sale

UN = Undisclosed Sale

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