

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

8 Acheron Close 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

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Hallam

Period-from

01 Sep 2020

to

31 Aug 2021

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

14 Henlow Rise Hallam VIC 3803	\$730,000	09-Apr-21
25 Weeden Crescent Hallam VIC 3803	\$740,000	25-Feb-21
5 Eva Court Hallam VIC 3803	\$730,000	12-May-21

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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14 Henlow Rise Hallam VIC 3803

Sold Price

\$730,000

Sold Date

09-Apr-21

4 2 2

Distance

0.13km



25 Weeden Crescent Hallam VIC 3803

Sold Price

\$740,000

Sold Date

25-Feb-21

3 2 2

Distance

0.46km



5 Eva Court Hallam VIC 3803

Sold Price

\$730,000

Sold Date

12-May-21

4 2 2

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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