## 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

Median Price	\$650,000	Prop	erty type House		Suburb	Hallam		
Period-from	01 Sep 2020	to	31 Aug 2	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.

This Statement of Information was prepared on: 07 September 2021



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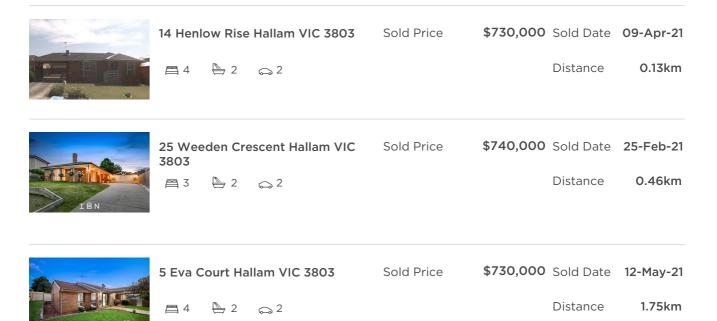
# OBrien Real Estate

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#### RS = Recent sale UN = Undisclosed Sale

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