

## 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

10 TILBAVALE CLOSE 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

or range  
between

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Hallam

Period-from

01 Aug 2022

to

31 Jul 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

3 BILLAL LANE HALLAM VIC 3803	\$590,000	02-Mar-23
8 URBAN LANE HALLAM VIC 3803	\$580,000	13-Apr-23
21/59-61 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$594,000	26-Jul-23

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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Said Murad

P 03 9703 2460

M 0424 727 787

E said@rexpert.com.au



**3 BILLAL LANE HALLAM VIC 3803**

Sold Price

**\$590,000**

Sold Date

**02-Mar-23**

3

2

2

Distance

**0.13km**



**8 URBAN LANE HALLAM VIC 3803**

Sold Price

**\$580,000**

Sold Date

**13-Apr-23**

3

2

2

Distance

**0.17km**



**21/59-61 BELGRAVE-HALLAM  
ROAD HALLAM VIC 3803**

Sold Price

<sup>RS</sup> **\$594,000**

Sold Date

**26-Jul-23**

3

2

2

Distance

**0.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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