

## 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

2/26 GUNNS ROAD HALLAM VIC 3803

### Indicative selling price

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

Single Price

or range  
between

\$519,000

&

\$569,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$576,000

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

1/29 WILLOW DRIVE HAMPTON PARK VIC 3976	\$530,000	01-May-24
2/20 BRAMWELL CLOSE ENDEAVOUR HILLS VIC 3802	\$559,000	29-Apr-24
2/28 RONALD STREET DANDENONG VIC 3175	\$565,000	23-Jan-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.~~

This Statement of Information was prepared on: 04 June 2024



**1/29 WILLOW DRIVE HAMPTON  
PARK VIC 3976**

2 1 1

Sold Price

<sup>RS</sup> **\$530,000**

Sold Date **01-May-24**

Distance **2.61km**



**2/20 BRAMWELL CLOSE  
ENDEAVOUR HILLS VIC 3802**

2 1 1

Sold Price

<sup>RS</sup> **\$559,000**

Sold Date **29-Apr-24**

Distance **0.66km**



**2/28 RONALD STREET  
DANDENONG VIC 3175**

2 2 1

Sold Price

**\$565,000**

Sold Date **23-Jan-24**

Distance **3.84km**

RS = Recent sale

UN = Undisclosed Sale

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