

## 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

9 Cascade Way 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

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Hallam

Period-from

01 Dec 2020

to

30 Nov 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

7 Nita Close Narre Warren VIC 3805	\$800,000	12-Nov-21
26 Jacksons Road Narre Warren VIC 3805	\$775,000	04-Nov-21
20 Dunraven Court Narre Warren VIC 3805	\$812,000	17-Oct-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: 17 December 2021



## 7 Nita Close Narre Warren VIC 3805

4 2 2

Sold Price

<sup>RS</sup> \$800,000

Sold Date

12-Nov-21

Distance

0.66km



## 26 Jacksons Road Narre Warren VIC 3805

4 2 2

Sold Price

\$775,000

Sold Date

04-Nov-21

Distance

1.67km



## 20 Dunraven Court Narre Warren VIC 3805

4 2 2

Sold Price

\$812,000

Sold Date

17-Oct-21

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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