

## 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

17/2-6 Belgrave-Hallam 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

\$380,000

&

\$418,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,500

Property type

Unit

Suburb

Hallam

Period-from

01 Apr 2020

to

31 Mar 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 11/2-6 Belgrave-Hallam Road Hallam VIC 3803 | \$420,000 | 11-Mar-21 |
| 12/4 Young Road Hallam VIC 3803             | \$445,000 | 25-Feb-21 |
| 1/52 Albert Road Hallam VIC 3803            | \$410,000 | 07-Dec-20 |

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: 29 April 2021



**11/2-6 Belgrave-Hallam Road  
Hallam VIC 3803**

 3  1  2

Sold Price

<sup>RS</sup> **\$420,000**

Sold Date

**11-Mar-21**

Distance

**0.06km**



**12/4 Young Road Hallam VIC 3803**

 2  2  1

Sold Price

**\$445,000**

Sold Date

**25-Feb-21**

Distance

**0.14km**



**1/52 Albert Road Hallam VIC 3803**

 2  1  1

Sold Price

**\$410,000**

Sold Date

**07-Dec-20**

Distance

**0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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