

## 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

22/3 Young 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Hallam

Period-from

01 Oct 2020

to

30 Sep 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

19/59-61 Belgrave-Hallam Road Hallam VIC 3803	\$560,000	05-Aug-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.

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## OBrien Real Estate

Joseph Fernand

P 0387940500

M 0403699314

E joseph.fernand@obrienrealestate.com.au



**19/59-61 Belgrave-Hallam Road  
Hallam VIC 3803**

3 2 2

Sold Price

<sup>RS</sup>

**\$560,000**

Sold Date

**05-Aug-21**

Distance

**0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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