

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

6 Hyssop Drive Hallam VIC 3803

Indicative selling price

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

Single Price

or range
between

\$610,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,000

Property type

House

Suburb

Hallam

Period-from

01 Jul 2020

to

30 Jun 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

34 Tinks Road Narre Warren VIC 3805	\$661,000	03-Mar-21
46 Sweet Gum Avenue Narre Warren VIC 3805	\$650,000	17-May-21
14 Lynne Court Hallam VIC 3803	\$637,500	16-Jun-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: 15 July 2021



34 Tinks Road Narre Warren VIC 3805

 3  1  2

Sold Price

\$661,000

Sold Date

03-Mar-21

Distance

0.77km



46 Sweet Gum Avenue Narre Warren VIC 3805

 3  1  2

Sold Price

\$650,000

Sold Date

17-May-21

Distance

1.24km



14 Lynne Court Hallam VIC 3803

 3  1  2

Sold Price

^{RS} **\$637,500**

Sold Date

16-Jun-21

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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