

## 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

27A EDINBOROUGH STREET HALLAM VIC 3803

### Indicative selling price

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

Single Price

or range  
between

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Hallam

Period-from

01 Sep 2022

to

31 Aug 2023

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

2/22 EDINBOROUGH STREET HALLAM VIC 3803	\$620,000	03-May-23
40A CARLISLE ROAD HALLAM VIC 3803	\$650,000	16-May-23
1/79 GEORGE CHUDLEIGH DRIVE HALLAM VIC 3803	\$600,000	10-Mar-23

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: 05 September 2023



## 2/22 EDINBOROUGH STREET HALLAM VIC 3803

3 2 2

Sold Price

**\$620,000**

Sold Date **03-May-23**

Distance

**0.22km**



## 40A CARLISLE ROAD HALLAM VIC 3803

3 2 1

Sold Price

**\$650,000**

Sold Date **16-May-23**

Distance

**0.97km**



## 1/79 GEORGE CHUDLEIGH DRIVE HALLAM VIC 3803

3 2 -

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date **10-Mar-23**

Distance

**1.52km**

RS = Recent sale

UN = Undisclosed Sale

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