

## 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

3 SIMPSON COURT 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

\$690,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hallam

Period-from

01 Jul 2022

to

30 Jun 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

5 WANDA COURT HALLAM VIC 3803	\$680,000	06-Apr-23
17 ARCADIA AVENUE HALLAM VIC 3803	\$675,000	24-May-23
21 HYSSOP DRIVE HALLAM VIC 3803	\$747,000	30-Jun-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: 25 July 2023


**5 WANDA COURT HALLAM VIC 3803**
 3  2  4

Sold Price

**\$680,000**

Sold Date

**06-Apr-23**

Distance

**0.1km**

**17 ARCADIA AVENUE HALLAM VIC 3803**
 3  1  2

Sold Price

**\$675,000**

Sold Date

**24-May-23**

Distance

**0.71km**

**21 HYSOP DRIVE HALLAM VIC 3803**
 3  2  2

Sold Price

<sup>RS</sup> **\$747,000**

Sold Date

**30-Jun-23**

Distance

**1.68km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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