

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

4/57 KAYS AVENUE 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Hallam

Period-from

01 Oct 2022

to

30 Sep 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

1/6 CHARLES AVENUE HALLAM VIC 3803	\$650,000	21-Aug-23
117A DOVETON AVENUE DOVETON VIC 3177	\$572,000	17-Aug-23
1/5 ALBERT ROAD HALLAM VIC 3803	\$550,000	20-Sep-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: 17 October 2023



**1/6 CHARLES AVENUE HALLAM
VIC 3803**

3 2 2

Sold Price **\$650,000** Sold Date **21-Aug-23**

Distance **0.52km**



**117A DOVETON AVENUE DOVETON
VIC 3177**

3 3 1

Sold Price **\$572,000** Sold Date **17-Aug-23**

Distance **0.78km**



**1/5 ALBERT ROAD HALLAM VIC
3803**

3 1 2

Sold Price ^{RS} **\$550,000** Sold Date **20-Sep-23**

Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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