

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 8 Marnie Place Hallam VIC 3805

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 \$780,000 & \$850,000

Median sale price

Median price \$780,000 Property type House Suburb Hallam

Period - From Oct 2022 to Sept 2023 Source PropTrack Australia

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 six 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 32 Sigvard Boulevard Hallam	\$880,000	04/10/2023
2 5 Arcadia Avenue Hallam	\$810,000	11/08/2023
3 46 Eleanore Crescent Hallam	\$780,000	04/07/2023

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 six months.

This Statement of Information was prepared on: 09/10/2023