

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

5/186-188 PRINCES HIGHWAY 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

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Unit

Suburb

Hallam

Period-from

01 May 2023

to

30 Apr 2024

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

| | | |
|---|-----------|-----------|
| 7/53-55 FRAWLEY ROAD HALLAM VIC 3803 | \$468,000 | 19-Apr-24 |
| 7/41 DOVETON AVENUE EUMEMMERRING VIC 3177 | \$435,000 | 01-May-24 |
| 2/60 REBECCA STREET DOVETON VIC 3177 | \$475,000 | 03-May-24 |

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: 22 May 2024



**7/53-55 FRAWLEY ROAD HALLAM
VIC 3803**

Sold Price

^{RS} **\$468,000**

Sold Date

19-Apr-24

2

1

1

Distance

1.07km



**7/41 DOVETON AVENUE
EUMEMMERRING VIC 3177**

Sold Price

^{RS} **\$435,000**

Sold Date

01-May-24

2

1

1

Distance

1.57km



**2/60 REBECCA STREET DOVETON
VIC 3177**

Sold Price

^{RS} **\$475,000**

Sold Date

03-May-24

2

1

1

Distance

2.94km



**4/51-53 BELGRAVE-HALLAM ROAD
HALLAM VIC 3803**

Sold Price

\$490,000

Sold Date

30-Mar-24

3

1

2

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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