

## 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

7 BINDI CLOSE HALLAM VIC 3803

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$743,000

Property type

Other

Suburb

Hallam

Period-from

01 Jan 2022

to

31 Dec 2022

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

138 HINRICHSEN DRIVE HALLAM VIC 3803	\$720,000	06-Feb-22
8 RAPHAEL STREET HALLAM VIC 3803	\$725,000	31-May-22
69 MARSON CRESCENT HALLAM VIC 3803	\$730,000	30-Jul-22

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: 19 January 2023



**138 HINRICHSEN DRIVE HALLAM  
 VIC 3803**

 3  2  2

Sold Price **\$720,000** Sold Date **06-Feb-22**

Distance **0.54km**



**8 RAPHAEL STREET HALLAM VIC  
 3803**

 3  2  2

Sold Price **\$725,000** Sold Date **31-May-22**

Distance **0.54km**



**69 MARSON CRESCENT HALLAM  
 VIC 3803**

 3  2  2

Sold Price <sup>RS</sup> **\$730,000** Sold Date **30-Jul-22**

Distance **1.02km**

RS = Recent sale      UN = Undisclosed Sale

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