

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

2 SIMPSON COURT 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hallam

Period-from

01 Nov 2022

to

31 Oct 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

3 SIMPSON COURT HALLAM VIC 3803	\$710,000	02-Nov-23
19 THANOS COURT HALLAM VIC 3803	\$665,000	17-Aug-23
17 ARCADIA AVENUE HALLAM VIC 3803	\$675,000	24-May-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: 23 November 2023



3 SIMPSON COURT HALLAM VIC 3803

 3
  1
  3

Sold Price

^{RS} **\$710,000** Sold Date **02-Nov-23**

Distance **0.02km**


19 THANOS COURT HALLAM VIC 3803

 3
  1
  2

Sold Price

^{UN} **\$665,000** Sold Date **17-Aug-23**

Distance **0.34km**


17 ARCADIA AVENUE HALLAM VIC 3803

 3
  1
  2

Sold Price

^{UN} **\$675,000** Sold Date **24-May-23**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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