

## 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 GUNNS ROAD 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

\$729,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Hallam

Period-from

01 Sep 2021

to

31 Aug 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 6 GINA COURT HALLAM VIC 3803        | \$780,000 | 21-Jan-22 |
| 30 TRIPOLI COURT HALLAM VIC 3803    | \$750,000 | 04-Apr-22 |
| 33 ALEXANDER STREET HALLAM VIC 3803 | \$745,000 | 15-Feb-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: 13 September 2022



## 6 GINA COURT HALLAM VIC 3803

Sold Price

**\$780,000**

Sold Date

**21-Jan-22**

3

1

2

Distance

**0.11km**



## 30 TRIPOLI COURT HALLAM VIC 3803

Sold Price

**\$750,000**

Sold Date

**04-Apr-22**

3

2

2

Distance

**0.34km**



## 33 ALEXANDER STREET HALLAM VIC 3803

Sold Price

**\$745,000**

Sold Date

**15-Feb-22**

3

1

2

Distance

**0.5km**

RS = Recent sale

UN = Undisclosed Sale

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