

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 POMERANIAN LANE 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

\$489,000

&

\$537,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,500

Property type

Unit

Suburb

Hallam

Period-from

01 Jul 2022

to

30 Jun 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

6 MARSHALL PLACE HALLAM VIC 3803	\$527,000	28-Jun-23
22/43-45 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$440,000	22-Jun-23
3/116 FRAWLEY ROAD HALLAM VIC 3803	\$555,000	11-Jul-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: 19 July 2023



6 MARSHALL PLACE HALLAM VIC 3803

2 1 2

Sold Price

^{RS} \$527,000

Sold Date

28-Jun-23

Distance

1.66km



22/43-45 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

2 1 1

Sold Price

^{RS} \$440,000

Sold Date

22-Jun-23

Distance

0.28km



3/116 FRAWLEY ROAD HALLAM VIC 3803

2 1 1

Sold Price

^{RS} \$555,000 ^{UN}

Sold Date

11-Jul-23

Distance

0.79km



5 SHEBA COURT HALLAM VIC 3803

3 2 2

Sold Price

^{RS} \$565,000

Sold Date

10-Jul-23

Distance

0.17km



7/69-71 FRAWLEY ROAD HALLAM VIC 3803

3 2 1

Sold Price

Sold Date

01-May-23

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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