

## 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

1/35 GEORGE CHUDLEIGH DRIVE 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

\$469,000

&

\$509,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Hallam

Period-from

01 Jun 2024

to

31 May 2025

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

15/4 YOUNG ROAD HALLAM VIC 3803	\$502,500	20-Feb-25
22/51-53 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$450,000	17-Mar-25
3/4 GINA COURT HALLAM VIC 3803	\$550,000	25-May-25

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.~~

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**15/4 YOUNG ROAD HALLAM VIC 3803**

2 1 1

Sold Price

**\$502,500**

Sold Date **20-Feb-25**

Distance **0.89km**



**22/51-53 BELGRAVE-HALLAM ROAD HALLAM VIC 3803**

2 1 1

Sold Price

**\$450,000**

Sold Date **17-Mar-25**

Distance **1.05km**



**3/4 GINA COURT HALLAM VIC 3803**

2 1 1

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date **25-May-25**

Distance **1.8km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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