

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

2/7 YOUNG ROAD 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

\$690,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hallam

Period-from

01 Oct 2023

to

30 Sep 2024

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

1 TILBAVALE CLOSE HALLAM VIC 3803	\$715,000	09-May-24
6/89 FRAWLEY ROAD HALLAM VIC 3803	\$715,000	09-May-24
1/22 EDINBOROUGH STREET HALLAM VIC 3803	\$710,000	22-Aug-24

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: 26 September 2024



1 TILBAVALE CLOSE HALLAM VIC 3803

Sold Price

\$715,000

Sold Date **09-May-24**

 3  2  2

Distance **0.23km**



6/89 FRAWLEY ROAD HALLAM VIC 3803

Sold Price

Sold Date **09-May-24**

 3  2  2

Distance **0.28km**



1/22 EDINBOROUGH STREET HALLAM VIC 3803

Sold Price

^{RS} **\$710,000**

Sold Date **22-Aug-24**

 3  2  2

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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