

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 SPICE RISE 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

\$655,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

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

5 ELDER CLOSE HALLAM VIC 3803	\$710,000	02-May-25
61 GLENCAIRN AVENUE HALLAM VIC 3803	\$690,000	30-May-25
1 PIN OAK COURT NARRE WARREN VIC 3805	\$700,000	26-Mar-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.~~

This Statement of Information was prepared on: 25 June 2025



5 ELDER CLOSE HALLAM VIC 3803 Sold Price ^{RS} **\$710,000** Sold Date **02-May-25**

3 1 2

Distance **0.26km**



61 GLENCAIRN AVENUE HALLAM VIC 3803 Sold Price ^{RS} **\$690,000** Sold Date **30-May-25**

3 1 2

Distance **1.06km**



1 PIN OAK COURT NARRE WARREN VIC 3805 Sold Price **\$700,000** Sold Date **26-Mar-25**

3 1 -

Distance **1.08km**

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

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