

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/41 Kays Avenue Hallam, 3803
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$400,000 & \$440,000
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Median sale price

Median price	\$450,000	Property Type	UNIT	Suburb	HALLAM
Period - From	15-Feb-2022	to	14-Feb-2023	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	19/2-6 Belgrave Hallam Road, Hallam, Vic 3803	\$435,000	07-Jan-2023
2	1/24 Cornwall Street, Hallam, Vic 3803	\$450,000	22-Oct-2022
3	2/24 Cornwall Street, Hallam, Vic 3803	\$440,000	25-Oct-2022

This statement of information was prepared on 26-Jun-2023 at 12:12:32 PM EST