

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

4 ANBAR MEWS 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

&

\$537,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,001

Property type

Unit

Suburb

Hallam

Period-from

01 Mar 2024

to

28 Feb 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
3/31 LOUIS STREET DOVETON VIC 3177	\$535,000	23-Jan-25
2/99 POWER ROAD DOVETON VIC 3177	\$532,000	28-Feb-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: 28 March 2025



15/4 YOUNG ROAD HALLAM VIC 3803

Sold Price

\$502,500

Sold Date

20-Feb-25

 2

 1

 1

Distance

1.5km



3/31 LOUIS STREET DOVETON VIC 3177

Sold Price

^{RS} **\$535,000**

Sold Date

23-Jan-25

 2

 2

 1

Distance

1.85km



2/99 POWER ROAD DOVETON VIC 3177

Sold Price

\$532,000

Sold Date

28-Feb-25

 2

 1

 1

Distance

2.01km

RS = Recent sale

UN = Undisclosed Sale

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