

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 URBAN LANE 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Hallam

Period-from

01 May 2024

to

30 Apr 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

8 ASHCROFT CLOSE HALLAM VIC 3803	\$550,000	09-Feb-24
11/4 YOUNG ROAD HALLAM VIC 3803	\$520,000	20-Jul-24
2/8-10 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$530,000	28-Nov-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: 29 May 2025



8 ASHCROFT CLOSE HALLAM VIC 3803

Sold Price

\$550,000

Sold Date

09-Feb-24

3

2

1

Distance

0.08km



11/4 YOUNG ROAD HALLAM VIC 3803

Sold Price

\$520,000

Sold Date

20-Jul-24

3

2

1

Distance

0.32km



2/8-10 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

Sold Price

\$530,000

Sold Date

28-Nov-24

3

2

1

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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