

## 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

81 NETTLE DRIVE HALLAM VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Hallam

Period-from

01 Apr 2024

to

31 Mar 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

10 BRAMLEY COURT HALLAM VIC 3803	\$705,000	06-Jun-24
10 MAUDE COURT NARRE WARREN VIC 3805	\$710,000	03-May-24
21 ELSTAR ROAD NARRE WARREN VIC 3805	\$700,000	15-Jan-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.~~

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**10 BRAMLEY COURT HALLAM VIC 3803**

Sold Price

**\$705,000**

Sold Date

**06-Jun-24**



3



2



1

Distance

**1.74km**



**10 MAUDE COURT NARRE WARREN VIC 3805**

Sold Price

**\$710,000**

Sold Date

**03-May-24**



3



2



2

Distance

**1km**



**21 ELSTAR ROAD NARRE WARREN VIC 3805**

Sold Price

**\$700,000**

Sold Date

**15-Jan-25**



3



2



2

Distance

**1.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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