

## 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

3 Mountview Avenue Hallam VIC 3803

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Hallam

Period-from

01 Jul 2019

to

30 Jun 2020

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

3 Tripoli Court Hallam VIC 3803	\$630,000	24-Feb-20
38 Alexander Street Hallam VIC 3803	\$640,500	09-Jan-20
33 Charles Avenue Hallam VIC 3803	\$640,000	24-Feb-20

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: 09 July 2020

**3 Tripoli Court Hallam VIC 3803**

Sold Price

**\$630,000**Sold Date **24-Feb-20**

4 2 2

Distance **0.8km****38 Alexander Street Hallam VIC 3803**

Sold Price

**\$640,500**Sold Date **09-Jan-20**

3 2 2

Distance **0.84km****33 Charles Avenue Hallam VIC 3803**

Sold Price

**\$640,000**Sold Date **24-Feb-20**

3 1 1

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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