

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

13/59-61 Belgrave-Hallam Road 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,500

Property type

Unit

Suburb

Hallam

Period-from

01 Mar 2020

to

28 Feb 2021

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

8/69-71 Frawley Road Hallam VIC 3803	\$535,000	19-Nov-20
12/1 Young Road Hallam VIC 3803	\$500,000	30-Nov-20
8/1 Young Road Hallam VIC 3803	\$505,000	23-Dec-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: 16 March 2021

**8/69-71 Frawley Road Hallam VIC 3803**

Sold Price

\$535,000Sold Date **19-Nov-20** 3  2  1Distance **0.41km****12/1 Young Road Hallam VIC 3803**

Sold Price

\$500,000Sold Date **30-Nov-20** 3  2  1Distance **0.48km****8/1 Young Road Hallam VIC 3803**

Sold Price

\$505,000Sold Date **23-Dec-20** -  1  4Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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