

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1/22 Edinborough Street Hallam, 3803
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$680,000 & \$730,000
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### Median sale price

Median price	\$733,500	Property Type	HOUSE	Suburb	HALLAM
Period - From	31-Mar-2023	to	30-Mar-2024	Source	Pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	56 Alexander Street, Hallam, Vic 3803	\$745,000	07-Mar-2024
2	6/89 Frawley Road, Hallam, Vic 3803	\$715,000	10-May-2024
3	1A Grassmere Court, Hallam, Vic 3803	\$755,000	18-Feb-2024

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