

## 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

1/24 CARLISLE ROAD 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

\$530,000

&

\$583,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hallam

Period-from

01 Feb 2023

to

31 Jan 2024

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

4/43 CARLISLE ROAD HALLAM VIC 3803	\$530,000	24-Nov-23
2/15 KAYS AVENUE HALLAM VIC 3803	\$525,000	07-Sep-23
2/31 KAYS AVENUE HALLAM VIC 3803	\$520,000	24-Aug-23

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: 26 February 2024



**4/43 CARLISLE ROAD HALLAM VIC 3803** Sold Price

**\$530,000** Sold Date **24-Nov-23**

2 1 1

Distance **0.12km**



**2/15 KAYS AVENUE HALLAM VIC 3803** Sold Price

**\$525,000** Sold Date **07-Sep-23**

2 1 1

Distance **0.19km**



**2/31 KAYS AVENUE HALLAM VIC 3803** Sold Price

**\$520,000** Sold Date **24-Aug-23**

2 1 1

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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