

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

1/25 HARMER 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hallam

Period-from

01 Jan 2023

to

31 Dec 2023

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

6/53-55 FRAWLEY ROAD HALLAM VIC 3803	\$522,500	08-Dec-23
4/43 CARLISLE ROAD HALLAM VIC 3803	\$530,000	14-Dec-23
151 DOVETON AVENUE DOVETON VIC 3177	\$540,000	01-Dec-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: 29 January 2024



6/53-55 FRAWLEY ROAD HALLAM VIC 3803 Sold Price **\$522,500** Sold Date **08-Dec-23**

2 1 -

Distance **0.25km**



4/43 CARLISLE ROAD HALLAM VIC 3803 Sold Price ^{RS} **\$530,000** Sold Date **14-Dec-23**

2 1 1

Distance **0.33km**



151 DOVETON AVENUE DOVETON VIC 3177 Sold Price ^{RS} **\$540,000** Sold Date **01-Dec-23**

3 1 1

Distance **1.43km**



2/24 LAUREL AVENUE DOVETON VIC 3177 Sold Price ^{RS} **\$500,000** Sold Date **17-Jan-24**

2 1 3

Distance **1.45km**



144 PAPERBARK STREET DOVETON VIC 3177 Sold Price ^{RS} **\$570,000** Sold Date **30-Oct-23**

2 1 -

Distance **1.44km**

RS = Recent sale UN = Undisclosed Sale

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