

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

1/57 KAYS AVENUE 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

\$479,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hallam

Period-from

01 Jul 2023

to

30 Jun 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

1/39 ASH STREET DOVETON VIC 3177	\$490,000	18-May-24
3/7 PRUNUS GROVE DOVETON VIC 3177	\$480,000	08-May-24
2/3 RAIN COURT DOVETON VIC 3177	\$515,000	27-Feb-24

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 2024



1/39 ASH STREET DOVETON VIC 3177

Sold Price

\$490,000

Sold Date

18-May-24

 2  1  1

Distance

1.26km



3/7 PRUNUS GROVE DOVETON VIC 3177

Sold Price

\$480,000

Sold Date

08-May-24

 2  1  1

Distance

1.27km



2/3 RAIN COURT DOVETON VIC 3177

Sold Price

\$515,000

Sold Date

27-Feb-24

 2  1  1

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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