

## 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

11/2-6 BELGRAVE-HALLAM 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

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,500

Property type

Unit

Suburb

Hallam

Period-from

01 Aug 2022

to

31 Jul 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

|   |           |           |
|---|-----------|-----------|
| 2/22 EDINBOROUGH STREET HALLAM VIC 3803 | \$620,000 | 03-May-23 |
| 4/25 WILLIAM AVENUE HALLAM VIC 3803     | \$610,000 | 17-Mar-23 |
| 3/4 YOUNG ROAD HALLAM VIC 3803          | \$575,000 | 27-May-22 |

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: 07 August 2023



**2/22 EDINBOROUGH STREET  
 HALLAM VIC 3803**

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Sold Price **\$620,000** Sold Date **03-May-23**

Distance **0.64km**



**4/25 WILLIAM AVENUE HALLAM  
 VIC 3803**

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Sold Price <sup>RS</sup> **\$610,000** Sold Date **17-Mar-23**

Distance **1.66km**



**3/4 YOUNG ROAD HALLAM VIC  
 3803**

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Sold Price **\$575,000** Sold Date **27-May-22**

Distance **0.17km**

RS = Recent sale      UN = Undisclosed Sale

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