

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	14 River Terrace Hallam, 3803
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$740,000 & \$800,000
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Median sale price

Median price	\$700,000	Property Type	HOUSE	Suburb	HALLAM
Period - From	10-Apr-2023	to	09-Apr-2024	Source	REA

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	1 Cardamon Drive, Hallam, Vic 3803	\$770,000	20-Nov-2023
2	31 Charles Avenue, Hallam, Vic 3803	\$792,000	06-Feb-2024
3	8 Marnie Place, Hallam, Vic 3803	\$780,000	08-Nov-2023

This statement of information was prepared on 11-Apr-2024 at 4:17:37 PM EST