

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

17/51-53 BELGRAVE-HALLAM 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hallam

Period-from

01 Jun 2023

to

31 May 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

14/51-53 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$410,000	16-May-24
11/8-10 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$470,000	24-May-24
3/2-6 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$410,000	13-Mar-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: 24 June 2024

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14/51-53 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

2 1 1

Sold Price

^{RS}

\$410,000

Sold Date

16-May-24

Distance

0.03km



11/8-10 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

2 1 1

Sold Price

^{RS}

\$470,000

Sold Date

24-May-24

Distance

0.62km



3/2-6 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

2 1 1

Sold Price

\$410,000

Sold Date

13-Mar-24

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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