

## 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 PRINCES DOMAIN DRIVE 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

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Hallam

Period-from

01 Apr 2023

to

31 Mar 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

1/25 GEORGE AVENUE HALLAM VIC 3803	\$691,000	15-Oct-23
1/31 CARLISLE ROAD HALLAM VIC 3803	\$665,000	11-Dec-23
1A GRASSMERE COURT HALLAM VIC 3803	\$755,000	18-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: 15 April 2024



**1/25 GEORGE AVENUE HALLAM  
VIC 3803**

 3  2  1

Sold Price

**\$691,000**

Sold Date

**15-Oct-23**

Distance

**0.9km**



**1/31 CARLISLE ROAD HALLAM VIC  
3803**

 3  2  2

Sold Price

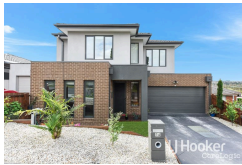
**\$665,000**

Sold Date

**11-Dec-23**

Distance

**0.97km**



**1A GRASSMERE COURT HALLAM  
VIC 3803**

 3  2  2

Sold Price

**\$755,000**

Sold Date

**18-Feb-24**

Distance

**1.06km**

RS = Recent sale

UN = Undisclosed Sale

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