

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

2/26 GUNNS 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hallam

Period-from

01 Feb 2023

to

31 Jan 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

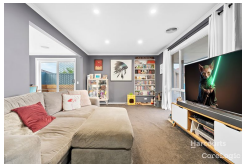
Date of sale

2/5 LARA COURT HALLAM VIC 3803	\$556,000	17-Oct-23
2/116 FRAWLEY ROAD HALLAM VIC 3803	\$580,000	21-Aug-23
2/3 SCOTT CLOSE HALLAM VIC 3803	\$576,000	04-Oct-23

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 February 2024

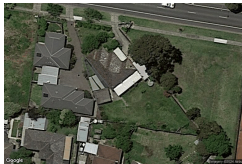


2/5 LARA COURT HALLAM VIC 3803

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Sold Price **\$556,000** Sold Date **17-Oct-23**

Distance **0.31km**



2/116 FRAWLEY ROAD HALLAM VIC 3803

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Sold Price **\$580,000** Sold Date **21-Aug-23**

Distance **0.41km**



2/3 SCOTT CLOSE HALLAM VIC 3803

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Sold Price **\$576,000** Sold Date **04-Oct-23**

Distance **0.42km**

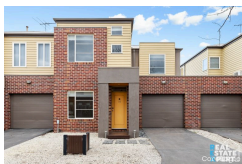


27A EDINBOROUGH STREET HALLAM VIC 3803

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Sold Price **\$595,000** Sold Date **07-Oct-23**

Distance **0.45km**



10 TILBAVALE CLOSE HALLAM VIC 3803

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Sold Price **\$610,000** Sold Date **08-Sep-23**

Distance **0.92km**

RS = Recent sale UN = Undisclosed Sale

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