

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 BRENDAN COURT 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

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

| | | |
|--------------------------------------|-----------|-----------|
| 32 SIGVARD BOULEVARD HALLAM VIC 3803 | \$880,000 | 20-Sep-23 |
| 13 HENLOW RISE HALLAM VIC 3803 | \$890,000 | 09-Dec-23 |
| 3 DELATITE COURT HALLAM VIC 3803 | \$915,000 | 13-Nov-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: 22 February 2024



32 SIGVARD BOULEVARD HALLAM VIC 3803 Sold Price

\$880,000 Sold Date **20-Sep-23**

 4  2  2

Distance **0.4km**



13 HENLOW RISE HALLAM VIC 3803 Sold Price

\$890,000 Sold Date **09-Dec-23**

 4  2  2

Distance **0.86km**



3 DELATITE COURT HALLAM VIC 3803 Sold Price

\$915,000 Sold Date **13-Nov-23**

 4  2  2

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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