

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 POMERANIAN LANE 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

\$599,000

&

\$658,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hallam

Period-from

01 Mar 2023

to

29 Feb 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

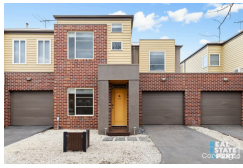
Date of sale

10 TILBAVALE CLOSE HALLAM VIC 3803	\$610,000	08-Sep-23
1/31 CARLISLE ROAD HALLAM VIC 3803	\$665,000	11-Dec-23
27A EDINBOROUGH STREET HALLAM VIC 3803	\$595,000	07-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: 05 March 2024



10 TILBAVALE CLOSE HALLAM VIC 3803 Sold Price **\$610,000** Sold Date **08-Sep-23**

3 2 2

Distance **0.18km**



1/31 CARLISLE ROAD HALLAM VIC 3803 Sold Price **\$665,000** Sold Date **11-Dec-23**

3 2 2

Distance **1.93km**



27A EDINBOROUGH STREET HALLAM VIC 3803 Sold Price **\$595,000** Sold Date **07-Oct-23**

3 2 1

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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