

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

3 THANOS 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hallam

Period-from

01 Jan 2023

to

31 Dec 2023

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

| | | |
|-------------------------------------|-----------|-----------|
| 54 FRAWLEY ROAD HALLAM VIC 3803 | \$651,000 | 14-Nov-23 |
| 19 THANOS COURT HALLAM VIC 3803 | \$665,000 | 17-Aug-23 |
| 39 EYEBRIGHT SQUARE HALLAM VIC 3803 | \$700,000 | 10-Aug-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: 23 January 2024



54 FRAWLEY ROAD HALLAM VIC 3803

 3  1  2

Sold Price

\$651,000

Sold Date

14-Nov-23

Distance

0.89km



19 THANOS COURT HALLAM VIC 3803

 3  1  2

Sold Price

\$665,000

Sold Date

17-Aug-23

Distance

0.07km



39 EYEBRIGHT SQUARE HALLAM VIC 3803

 3  2  2

Sold Price

\$700,000

Sold Date

10-Aug-23

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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