

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 YONI 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

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

25 ELEANORE CRESCENT HALLAM VIC 3803	\$716,000	20-Oct-23
40 GLENCAIRN AVENUE HALLAM VIC 3803	\$740,000	21-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.

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25 ELEANORE CRESCENT HALLAM Sold Price **\$716,000** Sold Date **20-Oct-23**
VIC 3803

 3  2  2

Distance **0.33km**



40 GLENCAIRN AVENUE HALLAM Sold Price **\$740,000** Sold Date **21-Nov-23**
VIC 3803

 3  2  4

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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