

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	33 Carlisle Road Hallam, 3803
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$800,000 & \$880,000
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### Median sale price

Median price	\$740,000	Property Type	HOUSE	Suburb	HALLAM
Period - From	01-Jun-2023	to	31-May-2024	Source	Pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	108 Frawley Road, Hallam	\$793,000	17-May-2024
2	29 Harmer Road, Hallam	\$1,025,000	17-Feb-2024
3	13 George Avenue, Hallam	\$850,000	18-Mar-2024

This statement of information was prepared on 24-Jun-2024 at 7:09:56 PM EST