

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

1/38 KAYS AVENUE 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

\$478,000

&

\$518,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

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

6/15 KAYS AVENUE HALLAM VIC 3803	\$480,000	17-Nov-23
2/15 KAYS AVENUE HALLAM VIC 3803	\$525,000	07-Sep-23
2/31 KAYS AVENUE HALLAM VIC 3803	\$520,000	24-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: 01 February 2024



6/15 KAYS AVENUE HALLAM VIC 3803

Sold Price

^{RS} **\$480,000**

Sold Date **17-Nov-23**

2 1 1

Distance **0.16km**



2/15 KAYS AVENUE HALLAM VIC 3803

Sold Price

\$525,000

Sold Date **07-Sep-23**

2 1 1

Distance **0.19km**



2/31 KAYS AVENUE HALLAM VIC 3803

Sold Price

\$520,000

Sold Date **24-Aug-23**

2 1 1

Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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