

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

39 SAFFRON DRIVE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hallam

Period-from

01 Oct 2022

to

30 Sep 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

10 TEGANS CLOSE HALLAM VIC 3803	\$606,000	09-May-23
25 TILBAVALE CLOSE HALLAM VIC 3803	\$630,000	12-Apr-23
1/81-83 FRAWLEY ROAD HALLAM VIC 3803	\$648,000	05-Apr-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: 02 October 2023

 <p>10 Tegans Close, Hallam</p>	10 TEGANS CLOSE HALLAM VIC 3803	Sold Price	\$606,000	Sold Date	09-May-23
				Distance	0.82km
 <p>25 Tilbavale Close, Hallam</p>	25 TILBAVALE CLOSE HALLAM VIC 3803	Sold Price	\$630,000	Sold Date	12-Apr-23
				Distance	0.87km
 <p>1/81-83 Frawley Road, Hallam</p>	1/81-83 FRAWLEY ROAD HALLAM VIC 3803	Sold Price	\$648,000	Sold Date	05-Apr-23
				Distance	1.15km

RS = Recent sale UN = Undisclosed Sale

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