

## 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	4/51-53 Belgrave - Hallam 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	\$560,000 & \$610,000
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### Median sale price

Median price	\$563,000	Property Type	UNIT	Suburb	HALLAM
Period - From	01-Oct-2022	to	01-Sep-2023	Source	PriceFinder

### 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	2/3 SCOTT CL, HALLAM, VIC 3803	\$576,000	04-Oct-2023
2	6/91 FRAWLEY RD, HALLAM, VIC 3803	\$510,000	11-Sep-2023
3	17/4 YOUNG RD, HALLAM, VIC 3803	\$555,000	29-Aug-2023

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