

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

5/186-188 PRINCES HIGHWAY 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

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

4/51-53 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$490,000	11-Apr-24
33 TRISTANIA STREET DOVETON VIC 3177	\$480,000	28-Feb-24
3/30 BRIDE AVENUE HAMPTON PARK VIC 3976	\$450,000	04-Mar-24

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: 26 April 2024



4/51-53 BELGRAVE-HALLAM ROAD Sold Price ^{RS} **\$490,000** Sold Date **11-Apr-24**
HALLAM VIC 3803
🛏️ 3 🚿 1 🚗 2 Distance **0.79km**



33 TRISTANIA STREET DOVETON Sold Price **\$480,000** Sold Date **28-Feb-24**
VIC 3177
🛏️ 3 🚿 1 🚗 2 Distance **2.67km**



3/30 BRIDE AVENUE HAMPTON Sold Price **\$450,000** Sold Date **04-Mar-24**
PARK VIC 3976
🛏️ 1 🚿 1 🚗 1 Distance **2.69km**



205/3 BILLY BUTTONS DRIVE Sold Price **\$470,000** Sold Date **01-Mar-24**
NARRE WARREN VIC 3805
🛏️ 2 🚿 2 🚗 1 Distance **2.94km**



153A POWER ROAD DOVETON VIC Sold Price ^{RS} **\$475,000** Sold Date **17-Apr-24**
3177
🛏️ 2 🚿 1 🚗 1 Distance **3.22km**

RS = Recent sale UN = Undisclosed Sale

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