

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 BEECH PLACE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,500

Property type

House

Suburb

Hallam

Period-from

01 May 2023

to

30 Apr 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

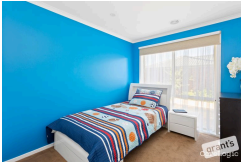
5 PAULINE COURT HALLAM VIC 3803	\$710,000	23-Jun-23
25 ELEANORE CRESCENT HALLAM VIC 3803	\$716,000	20-Oct-23
21 GLENBURN DRIVE HALLAM VIC 3803	\$710,000	17-Feb-24

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: 30 May 2024

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5 PAULINE COURT HALLAM VIC 3803

Sold Price **\$710,000** Sold Date **23-Jun-23**

3 2 2

Distance **0.08km**



25 ELEANORE CRESCENT HALLAM VIC 3803

Sold Price **\$716,000** Sold Date **20-Oct-23**

3 2 2

Distance **0.59km**



21 GLENBURN DRIVE HALLAM VIC 3803

Sold Price **\$710,000** Sold Date **17-Feb-24**

3 2 2

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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