

## 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 GLENBURN DRIVE HALLAM VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hallam

Period-from

01 Mar 2023

to

29 Feb 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

8 MARNIE PLACE HALLAM VIC 3803	\$780,000	24-Oct-23
25 ELEANORE CRESCENT HALLAM VIC 3803	\$716,000	20-Oct-23
6 HYSSOP DRIVE HALLAM VIC 3803	\$730,000	18-Dec-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 March 2024

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**8 MARNIE PLACE HALLAM VIC 3803**

Sold Price **\$780,000** Sold Date **24-Oct-23**

4 2 2

Distance **1.2km**



**25 ELEANORE CRESCENT HALLAM VIC 3803**

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

3 2 2

Distance **0.4km**



**6 HYSOP DRIVE HALLAM VIC 3803**

Sold Price <sup>RS</sup> **\$730,000** Sold Date **18-Dec-23**

3 2 2

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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