Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Brendan Court, Hallam Vic 3803

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | I/underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|-------|--------|--------|
| Range betweer | n \$780,000 | | & | | \$850,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$740,000 | Pro | operty Type | Ηοι | ise | | Suburb | Hallam |
| Period - From | 01/10/2023 | to | 31/12/2023 | | So | ource | REIV | |

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|-------------------------------|-----------|--------------|
| 1 | 28 Edinborough St HALLAM 3803 | \$830,000 | 22/01/2024 |
| 2 | | | |
| 3 | | | |

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 six months.

This Statement of Information was prepared on:

06/03/2024 11:45









Property Type: House Land Size: 670 sqm approx Agent Comments Michael Renzella 03 9568 2000 0400 105 005 michael.renzella@raywhite.com

Indicative Selling Price \$780,000 - \$850,000 Median House Price December quarter 2023: \$740,000

Comparable Properties



28 Edinborough St HALLAM 3803 (REI)

Price: \$830,000 Method: Private Sale Date: 22/01/2024 Property Type: House Land Size: 721 sqm approx Agent Comments

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 six months.

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



propertydata

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