

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

6 Brendan Court, Hallam Vic 3803

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$850,000

Median sale price

Median price \$740,000 Property Type House Suburb Hallam

Period - From 01/10/2023 to 31/12/2023 Source 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 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	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

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Indicative Selling Price

\$780,000 - \$850,000

Median House Price

December quarter 2023: \$740,000



Property Type: House

Land Size: 670 sqm approx

Agent Comments

Comparable Properties



28 Edinborough St HALLAM 3803 (REI)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 22/01/2024

Property Type: House

Land Size: 721 sqm approx

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