

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 GLENBURN DRIVE 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

\$655,000

&

\$695,000

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

6 CARDAMON DRIVE HALLAM VIC 3803	\$698,000	16-Mar-24
15 MARJORAM CLOSE HALLAM VIC 3803	\$655,000	26-Mar-24
32 GEORGE CHUDLEIGH DRIVE HALLAM VIC 3803	\$650,000	02-Jan-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



6 CARDAMON DRIVE HALLAM VIC 3803 Sold Price **\$698,000** Sold Date **16-Mar-24**
 Distance **0.48km**

 3  2  1



15 MARJORAM CLOSE HALLAM VIC 3803 Sold Price **\$655,000** Sold Date **26-Mar-24**
 Distance **0.56km**

 3  1  1



32 GEORGE CHUDLEIGH DRIVE HALLAM VIC 3803 Sold Price **\$650,000** Sold Date **02-Jan-24**
 Distance **1.06km**

 3  2  2

RS = Recent sale UN = Undisclosed Sale

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