

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**61 GLENCAIRN AVENUE, HALLAM, VIC**

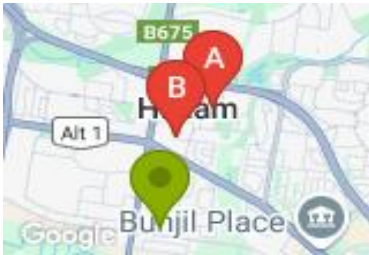
3 bedrooms, 1 bathroom, 1 car space

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$650,000 to \$710,000**

Provided by: Hamed Azizi, Ray White Narre Warren

MEDIAN SALE PRICE

**HALLAM, VIC, 3803**

Suburb Median Sale Price (House)

\$753,500

01 April 2024 to 31 March 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**4 COOPER CRT, HALLAM, VIC 3803**

3 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

***\$703,000**

Sale Date: 27/03/2025

Distance from Property: 1.9km

**18 MARSON CRES, HALLAM, VIC 3803**

3 bedrooms, 2 bathrooms, 3 car spaces

Sale Price

***\$711,000**

Sale Date: 22/03/2025

Distance from Property: 1.3km

