

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

7 ACHERON CLOSE 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

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Hallam

Period-from

01 Aug 2022

to

31 Jul 2023

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

2 GLENBURN DRIVE HALLAM VIC 3803	\$910,000	08-May-23
18 CHRISTINA STREET NARRE WARREN VIC 3805	\$960,000	06-Jun-23
21 MADISON AVENUE NARRE WARREN VIC 3805	\$870,000	06-Jun-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: 16 August 2023

**2 GLENBURN DRIVE HALLAM VIC 3803**4  2  2 Sold Price ^{RS} **\$910,000** ^{UN} Sold Date **08-May-23**Distance **0.26km****18 CHRISTINA STREET NARRE WARREN VIC 3805**5  3  2 Sold Price **\$960,000** Sold Date **06-Jun-23**Distance **2.48km****21 MADISON AVENUE NARRE WARREN VIC 3805**5  2  4 Sold Price **\$870,000** Sold Date **06-Jun-23**Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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