

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

8 FERNSHAW GARDENS 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Hallam

Period-from

01 Apr 2023

to

31 Mar 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	03-Apr-24
24 REGAL AVENUE HALLAM VIC 3803	\$720,000	18-Nov-23
6 KATRINA CLOSE HALLAM VIC 3803	\$700,000	18-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.~~

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6 CARDAMON DRIVE HALLAM VIC 3803

Sold Price

^{RS}

\$698,000

Sold Date

03-Apr-24

 3  2  1

Distance

1.11km



24 REGAL AVENUE HALLAM VIC 3803

Sold Price

\$720,000

Sold Date

18-Nov-23

 3  1  1

Distance

1.35km



6 KATRINA CLOSE HALLAM VIC 3803

Sold Price

\$700,000

Sold Date

18-Jan-24

 3  2  2

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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