

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 TOLMIE RISE 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$716,000

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

19 WINTERTON COURT HALLAM VIC 3803	\$1,185,000	02-Sep-23
33 GEORGE CHUDLEIGH DRIVE HALLAM VIC 3803	\$1,020,000	09-Oct-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: 19 April 2024



**19 WINTERTON COURT HALLAM
VIC 3803**

5 2 4

Sold Price

\$1,185,000

Sold Date

02-Sep-23

Distance

0.87km



**33 GEORGE CHUDLEIGH DRIVE
HALLAM VIC 3803**

5 2 2

Sold Price

\$1,020,000

Sold Date

09-Oct-23

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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