

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

14/51-53 BELGRAVE-HALLAM ROAD 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

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

2/43-45 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$440,000	15-Oct-23
1/16 TEMBY CLOSE ENDEAVOUR HILLS VIC 3802	\$545,000	25-Nov-23
2/30 CORNWALL STREET HALLAM VIC 3803	\$500,000	12-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: 27 March 2024



2/43-45 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

2 1 1

Sold Price **\$440,000** Sold Date **15-Nov-23**

Distance **0.14km**



1/16 TEMBY CLOSE ENDEAVOUR HILLS VIC 3802

2 1 1

Sold Price **\$545,000** Sold Date **25-Nov-23**

Distance **1.02km**



2/30 CORNWALL STREET HALLAM VIC 3803

2 1 1

Sold Price **\$500,000** Sold Date **12-Nov-23**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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