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	3 BILLAL LANE 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	$570,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,000	Property type	Unit	Suburb	Hallam
Period-from	01 Dec 2021	to	30 Nov 2022	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
13 SHEBA COURT HALLAM VIC 3803	$585,000	08-Oct-22
3/4 YOUNG ROAD HALLAM VIC 3803	$575,000	27-May-22
1 ANBAR MEWS HALLAM VIC 3803	$645,000	29-Sep-22

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: 20 December 2022

CONSUMER AFFAIRS VICTORIA

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13 SHEBA COURT HALLAM VIC 3803

3 2 1

Sold Price **$585,000** Sold Date **08-Oct-22**

Distance **0.13km**



3/4 YOUNG ROAD HALLAM VIC 3803

3 2 2

Sold Price **$575,000** Sold Date **27-May-22**

Distance **0.31km**



1 ANBAR MEWS HALLAM VIC 3803

3 2 2

Sold Price **$645,000** Sold Date **29-Sep-22**

Distance **1.53km**

RS = Recent sale **UN** = Undisclosed Sale

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