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 CARDAMON DRIVE 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	$680,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	Property type	House	Suburb	Hallam
Period-from	01 Aug 2023	to	31 Jul 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	16-Mar-24
6 HENLOW RISE HALLAM VIC 3803	$702,000	28-Apr-24
92 NETTLE DRIVE HALLAM VIC 3803	$726,000	21-May-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.~~

This Statement of Information was prepared on: 29 August 2024

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6 CARDAMON DRIVE HALLAM VIC 3803 Sold Price **$698,000** Sold Date **16-Mar-24**

3 2 1 Distance **0.02km**



6 HENLOW RISE HALLAM VIC 3803 Sold Price **$702,000** Sold Date **28-Apr-24**

3 2 2 Distance **0.64km**



92 NETTLE DRIVE HALLAM VIC 3803 Sold Price **$726,000** Sold Date **21-May-24**

3 2 4 Distance **0.78km**

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

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