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	4 MORNMOOT COURT 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	$739,000	&	$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Hallam
Period-from	01 Dec 2022	to	30 Nov 2023	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
1 CARDAMON DRIVE HALLAM VIC 3803	770000	20-Nov-23
10 MARNIE PLACE HALLAM VIC 3803	793000	09-Sep-23
10 BASIL CLOSE HALLAM VIC 3803	800000	26-Sep-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: 05 December 2023

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1 CARDAMON DRIVE HALLAM VIC 3803

4 3 1

Sold Price RS 770000 Sold Date 20-Nov-23

Distance 0.28km



10 MARNIE PLACE HALLAM VIC 3803

4 2 2

Sold Price RS 793000 Sold Date 09-Sep-23

Distance 0.92km



10 BASIL CLOSE HALLAM VIC 3803

4 2 2

Sold Price RS 800000 Sold Date 26-Sep-23

Distance 0.45km

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

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