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<br>Including suburb and postcode | 12 Landhill 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 | $580,000 | & | $630,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $555,000 | Property type | House | Suburb | Hallam |
| Period-from | 01 Jan 2019 | to | 31 Dec 2019 | 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 |
|---|---|---|
| 18 Seaton Rise Hallam VIC 3803 | $628,000 | 03-Sep-19 |
| 21 Marjoram Close Hallam VIC 3803 | $600,000 | 12-Dec-19 |
| 313 Princes Highway Hallam VIC 3803 | $585,000 | 30-Sep-19 |

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: 14 January 2020

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**18 Seaton Rise Hallam VIC 3803**

3 2 2

Sold Price **$628,000** Sold Date **03-Sep-19**

Distance **1.24km**



**21 Marjoram Close Hallam VIC 3803**

3 2 2

Sold Price RS **$600,000** Sold Date **12-Dec-19**

Distance **0.31km**



**313 Princes Highway Hallam VIC 3803**

3 2 2

Sold Price **$585,000** Sold Date **30-Sep-19**

Distance **0.81km**

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

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