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	5 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	$580,000	&	$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Hallam
Period-from	01 Oct 2023	to	30 Sep 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
6/89 FRAWLEY ROAD HALLAM VIC 3803	$715,000	09-May-24
15 ANBAR MEWS HALLAM VIC 3803	$655,000	07-May-24
20 TILBAVALE CLOSE HALLAM VIC 3803	$620,000	16-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: 14 October 2024

Jack Miltos
P (03) 9213 3000
M 0413 125 117
E jack.miltos@hockingstuart.com



6/89 FRAWLEY ROAD HALLAM VIC 3803

3 2 2

Sold Price **$715,000** Sold Date **09-May-24**

Distance **0.33km**



15 ANBAR MEWS HALLAM VIC 3803

3 2 2

Sold Price **$655,000** Sold Date **07-May-24**

Distance **1.51km**



20 TILBAVALE CLOSE HALLAM VIC 3803

3 2 2

Sold Price **$620,000** Sold Date **16-May-24**

Distance **0.12km**

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

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