

## 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

5/4 Young Road Hallam VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Hallam

Period-from

01 Mar 2020

to

28 Feb 2021

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

8/1 Young Road Hallam VIC 3803	\$505,000	23-Dec-20
12/1 Young Road Hallam VIC 3803	\$500,000	30-Nov-20
4 Pomeranian Lane Hallam VIC 3803	\$490,000	19-Nov-20

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: 03 March 2021



**8/1 Young Road Hallam VIC 3803**

Sold Price

**\$505,000**

Sold Date **23-Dec-20**

 -  1  4

Distance **0.07km**



**12/1 Young Road Hallam VIC 3803**

Sold Price

**\$500,000**

Sold Date **30-Nov-20**

 3  2  1

Distance **0.11km**



**4 Pomeranian Lane Hallam VIC 3803**

Sold Price

**\$490,000**

Sold Date **19-Nov-20**

 3  2  1

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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