

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

3 Donnelly Road 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

\$580,000

Property type

House

Suburb

Hallam

Period-from

01 Nov 2019

to

31 Oct 2020

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 Donnelly Road Hallam VIC 3803	\$620,000	21-Oct-20
3 Mountview Avenue Hallam VIC 3803	\$655,000	02-Aug-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.

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1 Donnelly Road Hallam VIC 3803

Sold Price

^{RS} **\$620,000**

Sold Date **21-Oct-20**

 3  2  2

Distance **0.03km**



3 Mountview Avenue Hallam VIC 3803

Sold Price

\$655,000

Sold Date **02-Aug-20**

 3  2  2

Distance **1.37km**

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

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