# 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 Donelly 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	Prope	erty type		House	Suburb	Hallam
Period-from	01 Nov 2019	to	31 Oct 2	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 Donelly Road Hallam VIC 3803	\$620,000	21-Oct-20
3 Mountview Avenue Hallam VIC 3803	\$655,000	02-Aug-20

#### OR

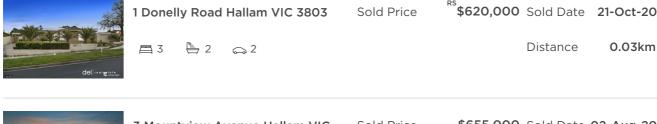
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 04 November 2020



consumer.vic.gov.au







RS = Recent sale UN = Undisclosed Sale

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