

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

147 HINRICHSEN DRIVE 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

\$655,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Hallam

Period-from

01 Feb 2024

to

31 Jan 2025

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

75 WILLOW DRIVE HAMPTON PARK VIC 3976	\$690,000	20-Jan-25
13 LEGEND COURT HALLAM VIC 3803	\$669,000	30-Dec-24
46 SUMMERLEA ROAD NARRE WARREN VIC 3805	\$680,000	25-Sep-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.~~

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75 WILLOW DRIVE HAMPTON PARK VIC 3976

3 2 2

Sold Price

^{RS}

\$690,000

Sold Date

20-Jan-25

Distance

1.77km



13 LEGEND COURT HALLAM VIC 3803

3 2 2

Sold Price

\$669,000

Sold Date

30-Dec-24

Distance

0.93km



46 SUMMERLEA ROAD NARRE WARREN VIC 3805

3 2 2

Sold Price

\$680,000

Sold Date

25-Sep-24

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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