

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

1/35 GEORGE CHUDLEIGH 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

\$469,000

&

\$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Hallam

Period-from

01 Jun 2024

to

31 May 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

15/4 YOUNG ROAD HALLAM VIC 3803	\$502,500	20-Feb-25
22/51-53 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$450,000	17-Mar-25
3/4 GINA COURT HALLAM VIC 3803	\$550,000	25-May-25

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: 19 June 2025

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15/4 YOUNG ROAD HALLAM VIC 3803

Sold Price **\$502,500** Sold Date **20-Feb-25**

2 1 1

Distance **0.89km**



22/51-53 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

Sold Price **\$450,000** Sold Date **17-Mar-25**

2 1 1

Distance **1.05km**



3/4 GINA COURT HALLAM VIC 3803

Sold Price ^{RS} **\$550,000** Sold Date **25-May-25**

2 1 1

Distance **1.8km**

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

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