

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

4 Pomeranian Lane 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Hallam

Period-from

01 Dec 2018

to

30 Nov 2019

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

6 Pomeranian Lane Hallam VIC 3803	\$515,000	14-Sep-19
1 Tilbavale Close Hallam VIC 3803	\$570,000	19-Aug-19
19 Tilbavale Close Hallam VIC 3803	\$480,000	12-Jun-19

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 December 2019



6 Pomeranian Lane Hallam VIC 3803

3 2 1

Sold Price

\$515,000

Sold Date

14-Sep-19

Distance

0.01km



1 Tilbavale Close Hallam VIC 3803

3 2 2

Sold Price

\$570,000

Sold Date

19-Aug-19

Distance

0.09km



19 Tilbavale Close Hallam VIC 3803

3 2 1

Sold Price

\$480,000

Sold Date

12-Jun-19

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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