

-GR8 **EST8** **A G E N T S**

STATEMENT OF INFORMATION

53 BELLA CRESCENT, HALLAM, VIC 3803

PREPARED BY BEN AMETI, GR8 EST8 AGENTS, PHONE: 0434551577

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



53 BELLA CRESCENT, HALLAM, VIC 3803

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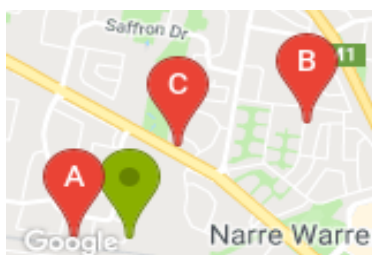
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$570,000 to \$620,000

Provided by: Tony Muaremov, Gr8 Est8 Agents

MEDIAN SALE PRICE



HALLAM, VIC, 3803

Suburb Median Sale Price (House)

\$630,000

01 October 2017 to 30 September 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



8 BEECH PL, HALLAM, VIC 3803

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Sale Price

\$618,000

Sale Date: 09/07/2018

Distance from Property: 361m



48 SWEET GUM AVE, NARRE WARREN, VIC

3

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Sale Price

\$605,000

Sale Date: 02/07/2018

Distance from Property: 1.4km



302 PRINCES HWY, NARRE WARREN, VIC 3805

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-

Sale Price

\$610,000

Sale Date: 16/05/2018

Distance from Property: 726m



This report has been compiled on 13/11/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

53 BELLA CRESCENT, HALLAM, VIC 3803

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$570,000 to \$620,000

Median sale price

Median price

\$630,000

House

☒

Unit

☐

Suburb

HALLAM

Period

01 October 2017 to 30 September 2018

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
8 BEECH PL, HALLAM, VIC 3803	\$618,000	09/07/2018
48 SWEET GUM AVE, NARRE WARREN, VIC 3805	\$605,000	02/07/2018
302 PRINCES HWY, NARRE WARREN, VIC 3805	\$610,000	16/05/2018