

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 GRAMPIANS ROAD HALLS GAP VIC 3381

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Halls Gap

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 HEMLEY COURT HALLS GAP VIC 3381	\$640,000	10-Jan-23
209 GRAMPIANS ROAD HALLS GAP VIC 3381	\$545,000	17-Aug-22
29-33 THRYPTOMENE COURT HALLS GAP VIC 3381	\$525,000	26-Jul-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 19 January 2024


8 HEMLEY COURT HALLS GAP VIC 3381

Sold Price

\$640,000

Sold Date

10-Jan-23
 3

 2

 2

Distance

1.24km

209 GRAMPIANS ROAD HALLS GAP VIC 3381

Sold Price

\$545,000

Sold Date

17-Aug-22
 3

 1

 -

Distance

2km

29-33 THRYPTOMENE COURT HALLS GAP VIC 3381

Sold Price

\$525,000

Sold Date

26-Jul-23
 3

 1

 2

Distance

1.54km
RS = Recent sale

UN = Undisclosed Sale

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