

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 17/43-45 Belgrave-Hallam Road HALLAM 3803

### Indicative selling price

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

Single price \$\* or range between \$385,000 & \$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$345,000 \*House x \*Unit Suburb HALLAM  
 Period - From 01/03/17 to 11/09/17 Source www.realestate.com.au

### 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 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
1. 5/85-87 Frawley Road Hallam VIC 3803	\$416,000	26/06/2017
2. 7/93 Frawley Road Hallam VIC 3803	\$386,500	12/04/2017
3. 36/20 Belgrave-Hallam Road Hallam VIC 3803	\$400,000	10/07/2017