

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

4/25-29 Kays Avenue, Hallam Vic 3803

Indicative selling price

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

Single price

\$415,000

Median sale price

Median price

\$449,750

House

Unit

X

Suburb

Hallam

Period - From

01/04/2017

to

31/03/2018

Source

REIV

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	2/37 Alexander St HALLAM 3803	\$420,000	18/04/2018
2	3/13 Louis St DOVETON 3177	\$411,000	27/12/2017
3	3/38 Frawley Rd EUMEMMERRING 3177	\$408,000	13/03/2018

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 six months.

4/25-29 Kays Avenue, Hallam Vic 3803



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$415,000
Median Unit Price
Year ending March 2018: \$449,750

Comparable Properties



2/37 Alexander St HALLAM 3803 (REI)

Agent Comments



Price: \$420,000
Method: Auction Sale
Date: 18/04/2018
Rooms: 3
Property Type: Unit
Land Size: 250 sqm approx



3/13 Louis St DOVETON 3177 (REI)

Agent Comments



Price: \$411,000
Method: Private Sale
Date: 27/12/2017
Rooms: -
Property Type: Unit



3/38 Frawley Rd EUMEMMERRING 3177 (REI)

Agent Comments



Price: \$408,000
Method: Private Sale
Date: 13/03/2018
Rooms: -
Property Type: Unit
Land Size: 186 sqm approx