

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 10/77-79 Frawley Road, Hallam

Indicative selling price

Range between: \$420,000 to \$460,000

Median sale price

Median Price: \$545,000 House Suburb: Hallam

Period - From: October 1st 2016 to September 30th 2017

Source: RP Data

Comparable property sales

Below are the three properties sold within two kilometers 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.



**7/35-37 Belgrave
Hallam Road
Hallam**

2 Bed 2 Bath 1 Car

**Sold \$420,000
Date Sold 10/07/17
Land 280 SqM**



**1/11 Caron
Close Hallam**

2 Bed 1 Bath 1 Car

**Sold \$460,000
Date Sold 20/07/17
Land 215 SqM**



**2/32 John Hunter
Drive Endeavour
Hills**

2 Bed 1 Bath 2 Car

**Sold \$440,000
Date Sold 25/08/17
Land 260 SqM**
