

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

6/4 Young Road Hallam 3803

Indicative selling price

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

Single price

\$*

or range between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$415,000

*House

*Unit #

Suburb

Hallam

Period - From

Nov 2017

to

Apr 2018

Source

Core Logic

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
5 / 89 Frawley Road Hallam	\$475,000	13 th Apr 2018
7 / 81-83 Frawley Road Hallam	\$465,000	24 th Apr 2018
10 / 77-79 Frawley Road Hallam	\$460,000	21 st Dec 2017