

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 11 Edinborough Street Hallam VIC 3803

Indicative selling price

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

range between \$490,000 & \$539,000

Median sale price

Median price \$465,000 *House ☒ ☐ Suburb Hallam

Period - From May 2016 to April 2017 Source CoreLogic

Comparable property sales

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	146 Princess Highway Hallam VIC 3803	\$545,000	03-Feb-17
2	6 Thomas Court Hallam VIC 3803	\$485,000	1-Mar-17
3	5 Wanda Court Hallam VIC 3803	\$465,000	21-Nov-16



OBrien Real Estate