

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

### Property offered for sale

Address  
Including suburb and  
postcode 13 River Terrace, Hallam, VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$650,000

&

\$690,000

### Median sale price

Median price

\$615,000

Property Type

House

Suburb

Hallam (3803)

Period - From

01/09/2019

to

02/09/2020

Source

Realestate.com.au

### Comparable property sales

**A**

These are the three properties sold within five kilometres of the property for sale in the last 18 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
9 ST SHENOUDA COURT, HALLAM VIC 3803	\$665,000	10/06/2020
9 BINDI CLOSE, HALLAM VIC 3803	\$675,000	11/06/2020
37 NETTLE DRIVE, HALLAM VIC 3803	\$600,000	24/04/2020

This Statement of Information was prepared on: 23/09/2020