

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

2/31 Kays Avenue, HALLAM VIC 3803

Indicative selling price

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

Single price or range between &

Median sale price

Median price *House ☐ *Unit ☒ Suburb

Period - From to Source

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 1/15 Kays Ave, HALLAM 3803	\$422,500	22/03/2018
2 37a Alexander St, HALLAM 3803	\$420,000	18/04/2018
3 2/37 Alexander St, HALLAM 3803	\$420,000	18/04/2018

