

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 12 Tegans Close Hallam VIC 3803

Indicative selling price

Range between: \$550,000 to \$580,000

Median sale price

Median Price: \$596,825 House Suburb: Hallam

Period - From: March 2017 February 2018

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.



102 David Collins Drive Endeavour Hills

3 Bed 2 Bath 2 Car

Sold \$600,000
Date Sold 16/05/2018
Land 450 SqM



79 Albert Road Hallam

3 Bed 2 Bath 2 Car

Sold \$581,000
Date Sold 28/05/2018
Land 665 SqM

The agent believes that there are no more comparable properties.