

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

16 Henlow Rise Hallam VIC 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

\$*650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$550,000

*House

X

*Unit

Suburb

Hallam VIC 3803

Period - From

Jan 2017

to

Jan 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 |
|---------------------------------------|------------|--------------|
| 1 4 Katrina Close Hallam VIC 3803 | \$ 681,000 | 23-Oct-17 |
| 2 18 Bella Crescent Hallam VIC 3803 | \$ 725,000 | 19-Sep-17 |
| 3 60 Hinrichsen Drive Hallam VIC 3803 | \$ 712,500 | 26-Sep-17 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.