

## Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address: 7/35-37 Belgrave-Hallam Road Hallam

### Indicative selling price

Range between: \$380,000 to 410,000

### Median sale price

Median Price: \$488,000     House   Suburb: Hallam

Period - From: March 2017 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.



**3/20 Belgrave  
Hallam Road  
Hallam**

**3 Bed 2 Bath 1 Car**

**Sold \$390,000  
Date Sold 9/05/17  
Land - SqM**

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**4/20 Belgrave  
Hallam Road  
Hallam**

**3 Bed 2 Bath 1 Car**

**Sold \$390,000  
Date Sold 9/05/17  
Land - SqM**

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**7/93 Frawley Road  
Hallam**

**3 Bed 1 Bath 1 Car**

**Sold \$386,000  
Date Sold 28/04/17  
Land - SqM**

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