

STATEMENT OF INFORMATION

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 13 Glencairn Avenue, Hallam

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$625,000 House x Suburb Hallam

Period - From November 2017 to April 2018 Source CoreLogic (RP Data)

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. 76 Hinrichsen Drive, Hallam	\$586,000	11/11/2017
2. 23 Bella Crescent, Narre Warren	\$560,000	15/01/2018
3. 125 Hinrichsen Drive, Hallam	\$600,000	10/11/2017

Property data source: REIV propertydata.com.au. Generated on 18 May 2018.