

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 71A GLENCAIRN AVENUE, HALLAM VIC 3803

Indicative selling price

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

Single price or range between \$550,000 & \$605,000

Median sale price

Median price \$418,000 *House ☐ *Unit ☒ Suburb HALLAM 3803
Period - From 01/09/2017 to 31/12/2017 Source REIV

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 135A HINRICHSSEN DRIVE, HALLAM 3803	\$555,000	29/11/2017
2 1/79 FITZGERALD ROAD, HALLAM 3803	\$600,000	31/7/2017
3 21A ALEXANDER STREET, HALLAM 3803	\$555,000	04/09/2017



OBrien Real Estate