

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

7, 8, 9, 10, 11 & 12/23 HALLAM STREET, QUARRY HILL, VIC 3550

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 \$275,000 & \$280,000

Median sale price

(*Delete house or unit as applicable)

Median price \$255,000 *House *Unit x Suburb or locality QUARRY HILL

Period - From 01 April 2018 to 31 March 2019 Source Pricfinder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 2/2 ANNABELL CRT, SPRING GULLY, VIC 3550	\$272,500	24/04/2019
2 1/26 ANNABELL CRT, SPRING GULLY, VIC 3550	\$280,000	01/04/2019
3 7/1 HOLLAND CRT, KENNINGTON, VIC 3550	\$270,000	26/02/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.