

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12/57-59 Frawley Road 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Hallam

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

1/37 Cornwall Street Hallam VIC 3803	\$425,000	29-Jul-19
4/57 Kays Avenue Hallam VIC 3803	\$430,000	24-Jul-18
2/81-83 Frawley Road Hallam VIC 3803	\$435,000	07-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 17 January 2020



1/37 Cornwall Street Hallam VIC 3803

3 1 1

Sold Price

\$425,000

Sold Date

29-Jul-19

Distance

0.56km



4/57 Kays Avenue Hallam VIC 3803

3 1 1

Sold Price

\$430,000

Sold Date

24-Jul-18

Distance

0.53km



2/81-83 Frawley Road Hallam VIC 3803

2 1 1

Sold Price

\$435,000

Sold Date

07-Aug-19

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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