

## 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

4/89 FRAWLEY ROAD HALLAM VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$529,000

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Unit

Suburb

Hallam

Period-from

01 May 2023

to

30 Apr 2024

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

2/25 SAXONWOOD DRIVE NARRE WARREN VIC 3805	\$550,000	16-Jan-24
2/4 PHILIP ROAD HALLAM VIC 3803	\$585,000	08-May-24
2/20 BRAMWELL CLOSE ENDEAVOUR HILLS VIC 3802	\$559,000	29-Apr-24

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: 31 May 2024



**2/25 SAXONWOOD DRIVE NARRE  
WARREN VIC 3805**

2 2 1

Sold Price **\$550,000** Sold Date **16-Jan-24**

Distance **4.83km**



**2/4 PHILIP ROAD HALLAM VIC  
3803**

2 1 2

Sold Price <sup>RS</sup> **\$585,000** Sold Date **08-May-24**

Distance **1.65km**



**2/20 BRAMWELL CLOSE  
ENDEAVOUR HILLS VIC 3802**

2 1 1

Sold Price <sup>RS</sup> **\$559,000** Sold Date **29-Apr-24**

Distance **1.25km**



**2/105 CAIRNS ROAD HAMPTON  
PARK VIC 3976**

2 1 1

Sold Price <sup>RS</sup> **\$575,000** Sold Date **17-Apr-24**

Distance **4.42km**

RS = Recent sale      UN = Undisclosed Sale

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