

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

1/116 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hallam

Period-from

01 Dec 2023

to

30 Nov 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

1/22 EDINBOROUGH STREET HALLAM VIC 3803	\$710,000	08-Aug-24
6/11 YOUNG ROAD HALLAM VIC 3803	\$725,000	01-Aug-24
25 TILBAVALE CLOSE HALLAM VIC 3803	\$643,000	18-Nov-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: 13 December 2024



**1/22 EDINBOROUGH STREET
HALLAM VIC 3803**

3 2 2

Sold Price **\$710,000** Sold Date **08-Aug-24**

Distance **0.18km**



**6/11 YOUNG ROAD HALLAM VIC
3803**

3 2 2

Sold Price **\$725,000** Sold Date **01-Aug-24**

Distance **0.7km**



**25 TILBAVALE CLOSE HALLAM VIC
3803**

3 2 2

Sold Price ^{RS} **\$643,000** ^{UN} Sold Date **18-Nov-24**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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