

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hallam

Period-from

01 Jul 2023

to

30 Jun 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

1/24 CARLISLE ROAD HALLAM VIC 3803	\$530,000	15-May-24
2/52-60 VICTORIA ROAD NARRE WARREN VIC 3805	\$500,000	21-Mar-24
2/165 POWER ROAD DOVETON VIC 3177	\$551,000	24-May-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: 09 July 2024



**1/24 CARLISLE ROAD HALLAM VIC 3803** Sold Price **\$530,000** Sold Date **15-May-24**

2 1 2

Distance **1.53km**



**2/52-60 VICTORIA ROAD NARRE WARREN VIC 3805** Sold Price **\$500,000** Sold Date **21-Mar-24**

2 1 1

Distance **2.23km**



**2/165 POWER ROAD DOVETON VIC 3177** Sold Price <sup>RS</sup> **\$551,000** <sup>UN</sup> Sold Date **24-May-24**

2 1 -

Distance **3.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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