

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

4/69-71 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

\$580,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,001

Property type

Unit

Suburb

Hallam

Period-from

01 Apr 2024

to

31 Mar 2025

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

8/69-71 FRAWLEY ROAD HALLAM VIC 3803	\$607,500	15-Jan-25
2/5 ALBERT ROAD HALLAM VIC 3803	\$625,000	23-Oct-24
5 BILLAL LANE HALLAM VIC 3803	\$615,000	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: 02 April 2025



**8/69-71 FRAWLEY ROAD HALLAM
VIC 3803**

Sold Price

\$607,500

Sold Date

15-Jan-25



3



2



1

Distance

0km



**2/5 ALBERT ROAD HALLAM VIC
3803**

Sold Price

\$625,000

Sold Date

23-Oct-24



3



2



1

Distance

0.68km



5 BILLAL LANE HALLAM VIC 3803

Sold Price

\$615,000

Sold Date

18-Nov-24



3



2



1

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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