

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

7/53-55 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

\$455,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Hallam

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|--|-----------|-----------|
| 6/53-55 FRAWLEY ROAD HALLAM VIC 3803 | \$522,500 | 08-Dec-23 |
| 2/5 LARA COURT HALLAM VIC 3803 | \$556,000 | 17-Oct-23 |
| 2/43-45 BELGRAVE-HALLAM ROAD HALLAM VIC 3803 | \$440,000 | 15-Oct-23 |

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: 18 March 2024



6/53-55 FRAWLEY ROAD HALLAM VIC 3803

Sold Price

\$522,500

Sold Date

08-Dec-23

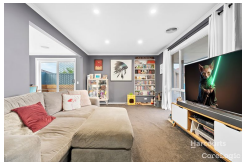
2

1

-

Distance

0.04km



2/5 LARA COURT HALLAM VIC 3803

Sold Price

\$556,000

Sold Date

17-Oct-23

2

1

1

Distance

0.34km



2/43-45 BELGRAVE-HALLAM ROAD HALLAM VIC 3803

Sold Price

\$440,000

Sold Date

15-Oct-23

2

1

1

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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