

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

12/93 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

\$405,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Hallam

Period-from

01 Nov 2019

to

31 Oct 2020

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

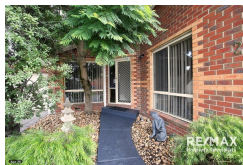
Date of sale

2/93-95 Frawley Road Hallam VIC 3803	\$431,000	01-May-20
24/43-45 Belgrave-Hallam Road Hallam VIC 3803	\$427,000	13-Jan-20
14 Sheba Court Hallam VIC 3803	\$430,000	11-Jun-20

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: 17 November 2020



2/93-95 Frawley Road Hallam VIC 3803

3 1 2

Sold Price

\$431,000

Sold Date **01-May-20**

Distance **0.07km**



24/43-45 Belgrave-Hallam Road Hallam VIC 3803

2 1 1

Sold Price

\$427,000

Sold Date **13-Jan-20**

Distance **0.12km**



14 Sheba Court Hallam VIC 3803

2 1 1

Sold Price

\$430,000

Sold Date **11-Jun-20**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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