

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

7/69-71 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Hallam

Period-from

01 Apr 2022

to

31 Mar 2023

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 SHEBA COURT HALLAM VIC 3803	\$561,000	26-Jan-23
3 BILLAL LANE HALLAM VIC 3803	\$590,000	27-Mar-23
1/17 HARMER ROAD HALLAM VIC 3803	\$570,000	14-Feb-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.~~

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8 SHEBA COURT HALLAM VIC 3803

3 2 1

Sold Price **\$561,000** Sold Date **26-Jan-23**

Distance **0.42km**

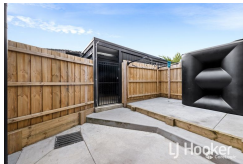


3 BILLAL LANE HALLAM VIC 3803

3 2 2

Sold Price ^{RS} **\$590,000** ^{UN} Sold Date **27-Mar-23**

Distance **0.53km**



1/17 HARMER ROAD HALLAM VIC 3803

2 2 1

Sold Price **\$570,000** Sold Date **14-Feb-23**

Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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