

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

10/93 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Hallam

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/26 GUNNS ROAD HALLAM VIC 3803	\$550,000	13-Dec-21
1/123 FORDHOLM ROAD HAMPTON PARK VIC 3976	\$538,000	24-Mar-22
5/17-19 MADISON AVENUE NARRE WARREN VIC 3805	\$525,000	23-Dec-21

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: 30 March 2022



1/26 GUNNS ROAD HALLAM VIC 3803

 3  1  1

Sold Price

\$550,000

Sold Date

13-Dec-21

Distance

0.89km



1/123 FORDHOLM ROAD HAMPTON PARK VIC 3976

 3  1  1

Sold Price

^{RS} **\$538,000**

Sold Date

24-Mar-22

Distance

3.98km



5/17-19 MADISON AVENUE NARRE WARREN VIC 3805

 3  1  1

Sold Price

\$525,000

Sold Date

23-Dec-21

Distance

2.12km

RS = Recent sale

UN = Undisclosed Sale

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