



PLATINUM REAL ESTATE

# STATEMENT OF INFORMATION

19 FRAWLEY ROAD, HALLAM, VIC 3803

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

19 FRAWLEY ROAD, HALLAM, VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$620,000 to \$650,000

### Median sale price

Median price

\$700,000

Property type

House

Suburb

HALLAM

Period

01 January 2023 to 31 December 2023

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

17 ARCADIA AVE, HALLAM, VIC 3803	\$675,000	24/05/2023
19 THANOS CRT, HALLAM, VIC 3803	*\$665,000	07/09/2023
69 BELLA CRES, HALLAM, VIC 3803	\$630,000	17/07/2023

This Statement of Information was prepared on:

20/01/2024