

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

1/85-87 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Hallam

Period-from

01 Nov 2021

to

31 Oct 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

14/2-6 BELGRAVE-HALLAM ROAD HALLAM VIC 3803	\$425,000	09-Jun-22
2/85-87 FRAWLEY ROAD HALLAM VIC 3803	\$438,000	16-Jul-22
1/4 EDINBOROUGH STREET HALLAM VIC 3803	\$464,000	06-Jul-22

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 November 2022



**14/2-6 BELGRAVE-HALLAM ROAD
HALLAM VIC 3803**

2 1 1

Sold Price

\$425,000

Sold Date

09-Jun-22

Distance

0.59km



**2/85-87 FRAWLEY ROAD HALLAM
VIC 3803**

2 1 1

Sold Price

\$438,000

Sold Date

16-Jul-22

Distance

0.01km



**1/4 EDINBOROUGH STREET
HALLAM VIC 3803**

2 1 1

Sold Price

\$464,000

Sold Date

06-Jul-22

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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