

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

9/69-71 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

\$530,000

&

\$580,000

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

3/69-71 FRAWLEY ROAD HALLAM VIC 3803	\$545,000	21-Oct-21
3/73-75 FRAWLEY ROAD HALLAM VIC 3803	\$570,000	17-Mar-22
4/77-79 FRAWLEY ROAD HALLAM VIC 3803	\$535,000	09-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.~~

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**3/69-71 FRAWLEY ROAD HALLAM
VIC 3803**

Sold Price

\$545,000

Sold Date

21-Oct-21

3 2 1

Distance

0.03km



**3/73-75 FRAWLEY ROAD HALLAM
VIC 3803**

Sold Price

^{RS} **\$570,000**

Sold Date

17-Mar-22

3 2 1

Distance

0.06km



**4/77-79 FRAWLEY ROAD HALLAM
VIC 3803**

Sold Price

\$535,000

Sold Date

09-Dec-21

2 2 2

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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