

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

6/53-55 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

\$480,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Hallam

Period-from

01 Nov 2022

to

31 Oct 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

6 MARSHALL PLACE HALLAM VIC 3803	\$527,000	16-Jun-23
2/15 KAYS AVENUE HALLAM VIC 3803	\$525,000	07-Sep-23
6/15 KAYS AVENUE HALLAM VIC 3803	\$480,000	17-Nov-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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6 MARSHALL PLACE HALLAM VIC 3803

Sold Price

\$527,000

Sold Date

16-Jun-23

2

1

2

Distance

0.13km



2/15 KAYS AVENUE HALLAM VIC 3803

Sold Price

\$525,000

Sold Date

07-Sep-23

2

1

1

Distance

0.57km



6/15 KAYS AVENUE HALLAM VIC 3803

Sold Price

^{RS} **\$480,000**

Sold Date

17-Nov-23

2

1

1

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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