

## 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

3/69-71 Frawley Road Hallam VIC 3803

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,500

Property type

Unit

Suburb

Hallam

Period-from

01 May 2020

to

30 Apr 2021

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

8/69-71 Frawley Road Hallam VIC 3803	\$535,000	19-Nov-20
7 Billal Lane Hallam VIC 3803	\$545,000	15-Nov-20
6 Anbar Mews Hallam VIC 3803	\$510,000	12-Apr-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: 03 May 2021



**8/69-71 Frawley Road Hallam VIC 3803**

 3  2  1

Sold Price

**\$535,000**

Sold Date **19-Nov-20**

Distance **0.03km**



**7 Billal Lane Hallam VIC 3803**

 3  2  2

Sold Price

**\$545,000**

Sold Date **15-Nov-20**

Distance **0.53km**



**6 Anbar Mews Hallam VIC 3803**

 3  1  1

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date **12-Apr-21**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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