

Another

**R E A L agent**

# STATEMENT OF INFORMATION

48 FRAWLEY ROAD, HALLAM, VIC 3803

PREPARED BY BARRY FELDMAN, REAL ESTATE AGENTS LEAGUE PTY LTD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**48 FRAWLEY ROAD, HALLAM, VIC 3803**

3 2 2

**Indicative Selling Price**

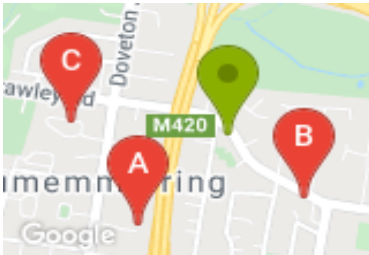
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range:**

**\$550,000 to \$600,000**

Provided by: Barry Feldman, Real Estate Agents League Pty Ltd

## MEDIAN SALE PRICE



**HALLAM, VIC, 3803**

**Suburb Median Sale Price (House)**

**\$555,000**

01 January 2019 to 31 December 2019

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**11 FERGUSON CRT, EUMEMMERRING, VIC**

3 1 2

**Sale Price**

**\$518,000**

Sale Date: 23/11/2019

Distance from Property: 436m



**68 FRAWLEY RD, HALLAM, VIC 3803**

3 1 3

**Sale Price**

**\$615,000**

Sale Date: 26/09/2019

Distance from Property: 336m



**58 DOVETON AVE, EUMEMMERRING, VIC 3177**

3 2 2

**Sale Price**

**\*\$547,350**

Sale Date: 12/09/2019

Distance from Property: 513m



This report has been compiled on 28/01/2020 by Real Estate Agents League Pty Ltd. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**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 the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

48 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:

\$550,000 to \$600,000

### Median sale price

Median price

\$555,000

Property type

House

Suburb

HALLAM

Period

01 January 2019 to 31 December 2019

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

11 FERGUSON CRT, EUMEMMERRING, VIC 3177	\$518,000	23/11/2019
68 FRAWLEY RD, HALLAM, VIC 3803	\$615,000	26/09/2019
58 DOVETON AVE, EUMEMMERRING, VIC 3177	*\$547,350	12/09/2019

This Statement of Information was prepared on:

28/01/2020