



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2/45 Frawley Road, HALLAM 3803

### Indicative selling price

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

**Range \$430,000 - \$473,000**

### Median sale price

Median **Unit** for **HALLAM** for period **Oct 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$397,500**

### 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 the most comparable to the property for sale.

**9 Cornwall Street,**  
Hallam 3803

**Price \$474,000** Sold 20  
November 2017

**18 Kays Avenue,**  
Hallam 3803

**Price \$482,000** Sold 26  
October 2017

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 six months

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents



**Mick Whelan**

03 979 15922  
0416 003 505

[m.whelan@mclennanrealestate.com.au](mailto:m.whelan@mclennanrealestate.com.au)



SALES & RENTALS  
118 Walker Street  
Dandenong  
P. 97922522  
F. 97922526

Dandenong VIC 3175