

## 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

19 SKYLINE ROAD FRASER RISE VIC 3336

### 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

Suburb

Fraser Rise

Period-from

01 Jul 2023

to

30 Jun 2024

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

7 KYAH STREET FRASER RISE VIC 3336	\$700,000	10-Apr-24
2 ICANTHUS STREET FRASER RISE VIC 3336	\$324,000	06-Aug-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: 24 July 2024



**7 KYAH STREET FRASER RISE VIC 3336**

Sold Price

**\$700,000**

Sold Date

**10-Apr-24**

 4  2  2

Distance

**1.77km**



**2 ICANTHUS STREET FRASER RISE VIC 3336**

Sold Price

**\$324,000**

Sold Date

**06-Aug-21**

 -  -  -

Distance

**1.45km**

RS = Recent sale

UN = Undisclosed Sale

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