

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

7 MANRESH MEWS FRASER RISE VIC 3336

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

\$655,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,500

Property type

House

Suburb

Fraser Rise

Period-from

01 Sep 2022

to

31 Aug 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

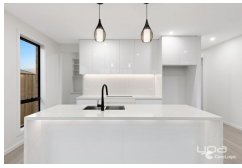
Date of sale

24 WATERFERN STREET FRASER RISE VIC 3336	\$715,000	09-Jul-23
13 FAIRMONT CRESCENT FRASER RISE VIC 3336	\$705,000	10-Aug-22
11 MUSTANG CIRCUIT BONNIE BROOK VIC 3335	\$710,000	01-Aug-22

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: 04 September 2023


**24 WATERFERN STREET FRASER
RISE VIC 3336**

Sold Price

\$715,000

Sold Date

09-Jul-23


4



2



2

Distance

2.38km

**13 FAIRMONT CRESCENT FRASER
RISE VIC 3336**

Sold Price

\$705,000

Sold Date

10-Aug-22


4



2



2

Distance

1.06km

**11 MUSTANG CIRCUIT BONNIE
BROOK VIC 3335**

Sold Price

\$710,000

Sold Date

01-Aug-22


4



2



2

Distance

3.34km
RS = Recent sale

UN = Undisclosed Sale

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