



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**45 Keynes Circuit,
Fraser Rise 3336**



4 beds



2 baths



2 parking

SWEENEY

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$500,000 - \$550,000

Median sale price

Median for **Fraser Rise** for period **Jan 2019 - Jul 2019**

Sourced from **REA**.

\$600,000

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.

20 Wilde Street,
Fraser Rise 3336

Price **\$550,000** Sold 16 July 2019

570 Hume Drive,
Fraser Rise 3336

Price **\$582,000** Sold 07 June 2019

87 Hawking Crescent,
Fraser Rise 3336

Price **\$550,000** Sold 04 June 2019

This Statement of Information was prepared on 16th Sep 2019

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 REA.

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