

## 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

18 ORANGE DRIVE 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$693,750

Property type

House

Suburb

Fraser Rise

Period-from

01 Feb 2024

to

31 Jan 2025

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

16 ORANGE DRIVE FRASER RISE VIC 3336	\$540,000	05-Jan-25
27 LOCKWOOD COURT FRASER RISE VIC 3336	\$550,000	30-Jan-25

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.

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**16 ORANGE DRIVE FRASER RISE  
VIC 3336**

3 2 2

Sold Price

<sup>RS</sup> **\$540,000**

Sold Date

**05-Jan-25**

Distance

**0.01km**



**27 LOCKWOOD COURT FRASER  
RISE VIC 3336**

3 2 1

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**30-Jan-25**

Distance

**1.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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