

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

14 PATERA GROVE 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

\$749,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

House

Suburb

Fraser Rise

Period-from

01 Jan 2022

to

31 Dec 2022

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

14 TWAIN WAY FRASER RISE VIC 3336	865000	21-Oct-22
22 ZODIAC WAY FRASER RISE VIC 3336	785000	12-Aug-22
155 CITY VISTA COURT FRASER RISE VIC 3336	840000	22-Nov-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.~~

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14 TWAIN WAY FRASER RISE VIC 3336

Sold Price

865000

Sold Date

21-Oct-22

4 2 2

Distance

0.63km



22 ZODIAC WAY FRASER RISE VIC 3336

Sold Price

785000

Sold Date

12-Aug-22

4 2 2

Distance

0.59km



155 CITY VISTA COURT FRASER RISE VIC 3336

Sold Price

840000

Sold Date

22-Nov-22

4 2 2

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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