

# 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 Olive Tree Grove, 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)

Single Price \$399,999

### Median sale price

Median price \$384,450 Property Type Vacant Land Suburb Fraser Rise (3336)

Period - From 01/09/2023 to 31/08/2024 Source Corelogic

### Comparable property sales

A 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 TRAVERSE WAY, FRASER RISE VIC 3336	\$412,500	15/07/2024
24 GEC BOULEVARD, FRASER RISE VIC 3336	\$405,000	15/05/2024
19 ZLATAN WAY, FRASER RISE VIC 3336	\$390,000	19/06/2024

This Statement of Information was prepared on: 25/09/2024