

## 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

12 HECTOR STREET 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

\$449,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$340,500

Property type

Land

Suburb

Fraser Rise

Period-from

01 Jun 2021

to

31 May 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

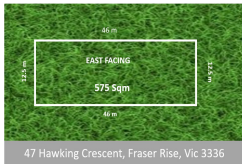
Date of sale

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 47 HAWKING CRESCENT FRASER RISE VIC 3336 | \$438,000 | 21-Sep-21 |
| 7 PROGRESS DRIVE FRASER RISE VIC 3336    | \$420,000 | 23-Jun-21 |
| LOT 3327 IVAN WAY FRASER RISE VIC 3336   | \$479,990 | 01-Apr-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: 06 June 2022



**47 HAWKING CRESCENT FRASER RISE VIC 3336**

Sold Price **\$438,000** Sold Date **21-Sep-21**

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  - 
  -

Distance **1.06km**

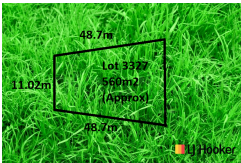


**7 PROGRESS DRIVE FRASER RISE VIC 3336**

Sold Price **\$420,000** Sold Date **23-Jun-21**

 4 
  3 
  -

Distance **-**



**LOT 3327 IVAN WAY FRASER RISE VIC 3336**

Sold Price <sup>RS</sup> **\$479,990** <sup>UN</sup> Sold Date **01-Apr-22**

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  - 
  -

Distance **1.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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