

## 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

30 HIGGINS STREET FRASER RISE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Mar 2023

to

29 Feb 2024

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 32 HIGGINS STREET FRASER RISE VIC 3336 | \$700,000 | 11-Dec-23 |
| 23 AUBISQUE CLOSE FRASER RISE VIC 3336 | \$660,000 | 16-Oct-23 |
| 2 MCKILLOP WAY FRASER RISE VIC 3336    | \$650,000 | 11-Sep-23 |

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: 05 March 2024


**32 HIGGINS STREET FRASER RISE  
VIC 3336**

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **11-Dec-23**
 4  2  -

Distance **0.01km**

**23 AUBISQUE CLOSE FRASER RISE  
VIC 3336**

Sold Price

**\$660,000** Sold Date **16-Oct-23**
 4  2  2

Distance **1.06km**

**2 MCKILLOP WAY FRASER RISE  
VIC 3336**

Sold Price

**\$650,000** Sold Date **11-Sep-23**
 3  2  2

Distance **0.53km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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