

## 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 GALVESTON AVENUE 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

\$779,000

&

\$819,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Nov 2023

to

31 Oct 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

11 PULSAR WAY FRASER RISE VIC 3336	\$813,500	31-Aug-24
117 ASPIRE BOULEVARD FRASER RISE VIC 3336	\$811,000	24-Sep-24

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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Abbas Nayani  
P 0478775906  
M 0478775906  
E anayani@localexpertz.com.au



**11 PULSAR WAY FRASER RISE VIC 3336**

Sold Price

<sup>RS</sup> **\$813,500**

Sold Date **31-Aug-24**

4 2 2

Distance **1.21km**



**117 ASPIRE BOULEVARD FRASER RISE VIC 3336**

Sold Price

**\$811,000**

Sold Date **24-Sep-24**

3 2 -

Distance **1.66km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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