

## 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

15 WREN PARADE 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

\$840,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Oct 2023

to

30 Sep 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

20 WREN PARADE FRASER RISE VIC 3336	\$918,000	27-Aug-24
15 WAVELL PARADE FRASER RISE VIC 3336	\$900,000	15-Aug-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.

This Statement of Information was prepared on: 02 October 2024

**20 WREN PARADE FRASER RISE  
VIC 3336**

Sold Price

RS

**\$918,000**

Sold Date

**27-Aug-24**

4 2 2

Distance

**0.08km****15 WAVELL PARADE FRASER RISE  
VIC 3336**

Sold Price

RS

**\$900,000**

Sold Date

**15-Aug-24**

4 2 2

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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