

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 SPINIFEX ROAD FRASER RISE VIC 3336

Indicative selling price

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

Single Price

or range
between

\$739,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Apr 2024

to

31 Mar 2025

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

41 CROWN DRIVE FRASER RISE VIC 3336	\$751,000	17-Feb-25
25 THYME CRESCENT FRASER RISE VIC 3336	\$749,500	-
10 SIENNA AVENUE FRASER RISE VIC 3336	\$740,000	17-Dec-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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Raza Zaidi

M 0426929426

E rzaidi@localexpertz.com.au



**41 CROWN DRIVE FRASER RISE
VIC 3336**

4 2 2

Sold Price

RS

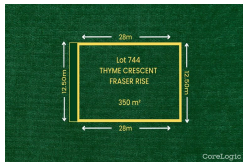
\$751,000

Sold Date

17-Feb-25

Distance

2.59km



**25 THYME CRESCENT FRASER
RISE VIC 3336**

- - -

Sold Price

\$749,500

Sold Date

-

Distance

1.61km



**10 SIENNA AVENUE FRASER RISE
VIC 3336**

4 3 2

Sold Price

\$740,000

Sold Date

17-Dec-24

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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