

## 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

23 GALIBIER 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

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$693,750

Property type

House

Suburb

Fraser Rise

Period-from

01 Feb 2024

to

31 Jan 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

7 WINTON DRIVE FRASER RISE VIC 3336	\$540,000	23-Dec-24
32 WATTLESEED DRIVE FRASER RISE VIC 3336	\$560,000	23-Jan-25
21 GOULDING DRIVE FRASER RISE VIC 3336	\$575,000	12-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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**7 WINTON DRIVE FRASER RISE VIC 3336** Sold Price

<sup>RS</sup> **\$540,000** Sold Date **23-Dec-24**

 3  2  1

Distance **1.9km**



**32 WATTLESEED DRIVE FRASER RISE VIC 3336** Sold Price

<sup>RS</sup> **\$560,000** Sold Date **23-Jan-25**

 3  2  1

Distance **1.91km**



**21 GOULDING DRIVE FRASER RISE VIC 3336** Sold Price

**\$575,000** Sold Date **12-Sep-24**

 3  2  1

Distance **1.42km**

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

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