

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 3507 - 107 Beatty's Road, Fraser Rise, 3336
---

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 460,900 or range between &

### Median sale price

Median price \$ 400,900 Property type Vacant Land Suburb Fraser Rise

Period - From 1/01/2022 to 1/03/2022 Source Oliver Hume

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 Lot 3005 - Maryanne Way, Fraser Rise, 3336	\$ 458,900	22/03/2022
2 Lot 3007 - Maryanne Way, Fraser Rise, 3336	\$ 458,900	18/03/2022
3 Lot 3649 - Gec Boulevard, Fraser Rise, 3336	\$ 452,900	20/04/2022

This Statement of Information was prepared on: 14 Jun 2022