

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

7 RAINDROP CIRCUIT 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

\$920,000

&

\$985,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Land

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

203 BONNIEBROOK ROAD BONNIE BROOK VIC 3335	\$890,000	10-May-24
15 VINTAGE WAY CAROLINE SPRINGS VIC 3023	\$1,230,000	22-Oct-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: 01 November 2024

Mohit Batra
P 0391909991
M 0483000009
E info@uniqueandco.com.au



203 BONNIEBROOK ROAD BONNIE BROOK VIC 3335 Sold Price **\$890,000** Sold Date **10-May-24**

4 3 2

Distance **3.28km**



15 VINTAGE WAY CAROLINE SPRINGS VIC 3023 Sold Price ^{RS} **\$1,230,000** Sold Date **22-Oct-24**

4 3 2

Distance **2.93km**

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

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