

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 3133 - 107 Beatty's Road, Fraser Rise, 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 403,900 or range between &

Median sale price

Median price \$ 211,175 Property type Vacant Land Suburb Fraser Rise

Period - From 1/10/2022 to 31/12/2022 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 3516 - Mamic Boulevard, Fraser Rise, 3336	\$ 437,900	17/10/2022
2 Lot 3502 - Mamic Boulevard, Fraser Rise, 3336	\$ 439,900	4/09/2022
3 Lot 3145 - Maryanne Way, Fraser Rise, 3336	\$ 444,900	24/11/2022

This Statement of Information was prepared on: 09 Feb 2023