

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

1 DEANOS 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

\$870,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

House

Suburb

Fraser Rise

Period-from

01 Jan 2022

to

31 Dec 2022

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

14 TWAIN WAY FRASER RISE VIC 3336	\$865,000	21-Oct-22
51 HIGGINS STREET FRASER RISE VIC 3336	\$1,080,000	21-Sep-22

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: 20 January 2023


14 TWAIN WAY FRASER RISE VIC 3336

Sold Price

\$865,000

Sold Date

21-Oct-22
 4
 2
 2

Distance

1.9km

51 HIGGINS STREET FRASER RISE VIC 3336

Sold Price

\$1,080,000

Sold Date

21-Sep-22
 4
 2
 2

Distance

1.58km
RS = Recent sale

UN = Undisclosed Sale

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