

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 3548 - 107 Beatty's Road, Fraser Rise, 3336

Indicative selling price

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

Single price \$ 639,900 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

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 six months.

This Statement of Information was prepared on: 09 Feb 2023