



# Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**21 Serra way,  
Fraser Rise 3336**

## Indicative selling price

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

**Range \$730,000 - \$770,000**

## Median sale price

Median **House** for **Fraser Rise** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$610,000**

## 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 the most comparable to the property for sale.

**23 Royale Drive,**  
Fraser Rise 3336

**Price \$790,000** Sold 06  
September 2019

**33 Dawkins Avenue,**  
Fraser Rise 3336

**Price \$811,000** Sold 12  
October 2019

**11 Rowling Street,**  
Fraser Rise 3336

**Price \$750,000** Sold 10  
August 2019

This Statement of Information was prepared on 13th Jan 2020

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

## VSS Real Estate Pty Ltd

Suite 1 9-12 Federation Way,  
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## Contact agents



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