

## 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

11 KEATS WAY FRASER RISE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Aug 2022

to

31 Jul 2023

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 57 ASPIRE BOULEVARD FRASER RISE VIC 3336 | \$680,000 | 24-Apr-23 |
| 52 JOURNEY DRIVE FRASER RISE VIC 3336    | \$630,000 | 23-Mar-23 |
| 23 ZODIAC WAY FRASER RISE VIC 3336       | \$600,000 | 31-Mar-23 |

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: 14 August 2023


**57 ASPIRE BOULEVARD FRASER RISE VIC 3336**

Sold Price

**\$680,000**

Sold Date

**24-Apr-23**
 3  2  2

Distance

**0.14km**

**52 JOURNEY DRIVE FRASER RISE VIC 3336**

Sold Price

**\$630,000**

Sold Date

**23-Mar-23**
 3  2  2

Distance

**1.32km**

**23 ZODIAC WAY FRASER RISE VIC 3336**

Sold Price

**\$600,000**

Sold Date

**31-Mar-23**
 3  2  2

Distance

**1.79km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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