

## 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

42 DEVONIA AVENUE 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

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

Suburb

Fraser Rise

Period-from

01 Nov 2023

to

31 Oct 2024

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

4 BROAD ROAD FRASER RISE VIC 3336	\$800,000	24-Jun-23
3 ALDGATE STREET FRASER RISE VIC 3336	\$865,000	30-Aug-24
15 OCTAGONAL STREET BONNIE BROOK VIC 3335	\$825,000	03-Feb-24

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.~~

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**4 BROAD ROAD FRASER RISE VIC 3336**

 4  3  2

Sold Price

**\$800,000**

Sold Date

**24-Jun-23**

Distance

**1.24km**



**3 ALDGATE STREET FRASER RISE VIC 3336**

 4  3  2

Sold Price

<sup>RS</sup> **\$865,000**

Sold Date

**30-Aug-24**

Distance

**0.15km**



**15 OCTAGONAL STREET BONNIE BROOK VIC 3335**

 4  3  2

Sold Price

**\$825,000**

Sold Date

**03-Feb-24**

Distance

**3.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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