

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

7 Luxor Drive 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$347,500

Property type

Land

Suburb

Fraser Rise

Period-from

01 Mar 2019

to

29 Feb 2020

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

8 Royale Drive Fraser Rise VIC 3336	\$760,000	07-Feb-20
104 Hawking Crescent Fraser Rise VIC 3336	\$712,000	05-Mar-20
12 Wavell Parade Fraser Rise VIC 3336	\$687,000	14-Dec-19

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: 12 March 2020



8 Royale Drive Fraser Rise VIC 3336 Sold Price

\$760,000 Sold Date **07-Feb-20**

4 2 2

Distance **0.39km**

104 Hawking Cres, Fraser Rise



104 Hawking Crescent Fraser Rise VIC 3336 Sold Price

\$712,000 Sold Date **05-Mar-20**

4 2 2

Distance **0.99km**



12 Wavell Parade Fraser Rise VIC 3336 Sold Price

\$687,000 Sold Date **14-Dec-19**

4 2 2

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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