

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

23 KENNEDY 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,500

Property type

House

Suburb

Fraser Rise

Period-from

01 Nov 2022

to

31 Oct 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

17 CETONA STREET FRASER RISE VIC 3336	\$800,000	10-Jul-23
103 WALKSIDE BOULEVARD FRASER RISE VIC 3336	\$795,000	25-May-23
121 ASPIRE BOULEVARD FRASER RISE VIC 3336	\$785,000	10-Oct-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: 22 November 2023



17 CETONA STREET FRASER RISE VIC 3336

Sold Price

\$800,000

Sold Date

10-Jul-23

 4  2  2

Distance

0.61km



103 WALKSIDE BOULEVARD FRASER RISE VIC 3336

Sold Price

\$795,000

Sold Date

25-May-23

 4  2  2

Distance

0.58km



121 ASPIRE BOULEVARD FRASER RISE VIC 3336

Sold Price

^{RS} **\$785,000**

Sold Date

10-Oct-23

 4  2  2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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