

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

9 JOUST WAY 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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Land

Suburb

Fraser Rise

Period-from

01 May 2023

to

30 Apr 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

140 SARIC STREET FRASER RISE VIC 3336	\$470,000	05-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: 03 May 2024

**140 SARIC STREET FRASER RISE
VIC 3336**

Sold Price

\$470,000

Sold Date

05-Oct-23 5 4 -

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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