

## 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

43 CHERISH STREET 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

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,500

Property type

House

Suburb

Fraser Rise

Period-from

01 Mar 2022

to

28 Feb 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 14 PRAISE STREET FRASER RISE VIC 3336  | \$665,000 | 16-Dec-22 |
| 50 CHERISH STREET FRASER RISE VIC 3336 | \$651,000 | 23-Dec-22 |
| 29 WINTON DRIVE FRASER RISE VIC 3336   | \$670,000 | 05-Oct-22 |

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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**14 PRAISE STREET FRASER RISE  
VIC 3336**

Sold Price

<sup>RS</sup>

**\$665,000**

Sold Date

**16-Dec-22**

4 2 2

Distance

**0.03km**



**50 CHERISH STREET FRASER RISE  
VIC 3336**

Sold Price

**\$651,000**

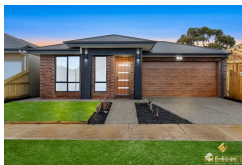
Sold Date

**23-Dec-22**

4 2 2

Distance

**0.07km**



**29 WINTON DRIVE FRASER RISE  
VIC 3336**

Sold Price

**\$670,000**

Sold Date

**05-Oct-22**

4 2 2

Distance

**0.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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