

## 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

40 MARIGOLD DRIVE FRASER RISE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$699,999

&

\$749,999

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

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




8 BOBBIN STREET FRASER RISE VIC 3336	710000	01-Jul-24
5 KYAH STREET FRASER RISE VIC 3336	710000	08-Apr-24
64 KRATERON STREET FRASER RISE VIC 3336	721000	12-Sep-24

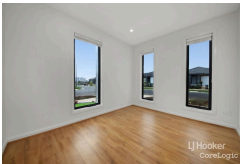
OR




**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.~~

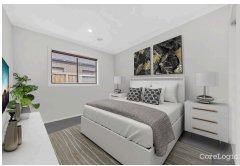
This Statement of Information was prepared on: 11 November 2024




**8 BOBBIN STREET FRASER RISE VIC 3336** Sold Price **710000** Sold Date **01-Jul-24**  
 4  2  2 Distance **0.73km**

**5 KYAH STREET FRASER RISE VIC 3336** Sold Price Sold Date **08-Apr-24**  
 4  2  2 Distance **0.77km**






**64 KRATERON STREET FRASER RISE VIC 3336** Sold Price <sup>RS</sup> **721000** <sup>UN</sup> Sold Date **12-Sep-24**  
 4  2  2 Distance **1.63km**



**23 FORRESTER GROVE FRASER RISE VIC 3336** Sold Price <sup>RS</sup> **670000** Sold Date **19-Sep-24**  
 3  2  2 Distance **2.19km**



**33 KRATERON STREET FRASER RISE VIC 3336** Sold Price <sup>RS</sup> **748000** Sold Date **23-Aug-24**  
 4  2  2 Distance **1.67km**

RS = Recent sale UN = Undisclosed Sale

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