

## 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

27 SERRA WAY 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

\$790,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$716,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Jul 2023

to

30 Jun 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

6 MIRO WAY FRASER RISE VIC 3336	\$825,000	26-Mar-24
3 FORCLAZ STREET FRASER RISE VIC 3336	\$795,000	25-May-24
8 REMY AVENUE FRASER RISE VIC 3336	\$805,000	12-Jun-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: 06 July 2024



## 6 MIRO WAY FRASER RISE VIC 3336

Sold Price **\$825,000** Sold Date **26-Mar-24**

4 2 2

Distance **0.2km**



## 3 FORCLAZ STREET FRASER RISE VIC 3336

Sold Price <sup>RS</sup> **\$795,000** Sold Date **25-May-24**

4 2 2

Distance **0.76km**



## 8 REMY AVENUE FRASER RISE VIC 3336

Sold Price <sup>RS</sup> **\$805,000** Sold Date **12-Jun-24**

4 2 2

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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