

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

4 Goulding 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,250

Property type

House

Suburb

Fraser Rise

Period-from

01 Jan 2019

to

31 Dec 2019

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

25 Keynes Circuit Fraser Rise VIC 3336	\$575,000	03-Jul-19
29 Keynes Circuit Fraser Rise VIC 3336	\$470,000	13-Apr-19
45 Keynes Circuit Fraser Rise VIC 3336	\$530,000	17-Sep-19

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: 23 January 2020



25 Keynes Circuit Fraser Rise VIC 3336

3 2 2

Sold Price

\$575,000

Sold Date

03-Jul-19

Distance

0.02km



29 Keynes Circuit Fraser Rise VIC 3336

3 2 1

Sold Price

\$470,000

Sold Date

13-Apr-19

Distance

0.03km



45 Keynes Circuit Fraser Rise VIC 3336

4 2 2

Sold Price

\$530,000

Sold Date

17-Sep-19

Distance

0.13km



70 Rowling Street Fraser Rise VIC 3336

3 2 2

Sold Price

\$470,000

Sold Date

19-Mar-19

Distance

0.19km



69 Keynes Circuit Fraser Rise VIC 3336

4 2 2

Sold Price

\$550,000

Sold Date

10-Nov-18

Distance

0.2km



41 Aspire Boulevard Fraser Rise VIC 3336

4 2 2

Sold Price

\$580,000

Sold Date

21-Aug-19

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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7 Keats Way Fraser Rise VIC 3336

Sold Price

\$510,000

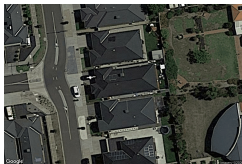
Sold Date

26-Aug-19

3 2 2

Distance

0.23km



57 Rowling Street Fraser Rise VIC 3336

Sold Price

\$500,000

Sold Date

04-Apr-19

4 2 -

Distance

0.27km



15 Twain Way Fraser Rise VIC 3336

Sold Price

\$481,000

Sold Date

20-Aug-19

3 2 1

Distance

0.44km



9 Bohr Walk Fraser Rise VIC 3336

Sold Price

\$470,000

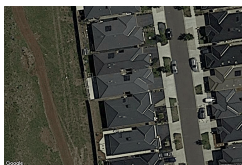
Sold Date

29-Nov-19

3 2 2

Distance

0.48km



14 Forrester Grove Fraser Rise VIC 3336

Sold Price

\$500,000

Sold Date

27-Aug-19

3 2 1

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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