

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

15 GEC BOULEVARD 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,250

Property type

Land

Suburb

Fraser Rise

Period-from

01 Jun 2023

to

31 May 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

13 GELDING STREET FRASER RISE VIC 3336	\$412,000	24-Feb-23
14 ANGELICA CIRCUIT FRASER RISE VIC 3336	\$417,900	12-Jul-23
16 ANGELICA CIRCUIT FRASER RISE VIC 3336	\$417,900	06-May-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: 25 June 2024



Sales Local Expertz

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13 GELDING STREET FRASER RISE VIC 3336

4 2 -

Sold Price

\$412,000

Sold Date

24-Feb-23

Distance

0.38km



14 ANGELICA CIRCUIT FRASER RISE VIC 3336

4 2 2

Sold Price

\$417,900

Sold Date

12-Jul-23

Distance

0.48km



16 ANGELICA CIRCUIT FRASER RISE VIC 3336

3 2 2

Sold Price

Sold Date

06-May-24

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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