

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

12 Wavell Parade 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Nov 2018

to

31 Oct 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

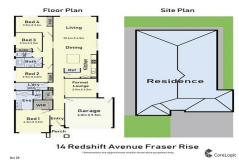
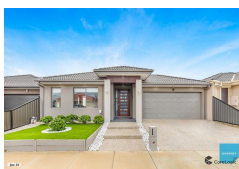
Date of sale

14 Redshift Avenue Fraser Rise VIC 3336	\$663,000	19-Oct-19
16 Caro Way Fraser Rise VIC 3336	\$655,000	10-Jul-19
22 Infinity Drive Fraser Rise VIC 3336	\$655,000	03-Jun-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: 27 November 2019

	14 Redshift Avenue Fraser Rise VIC 3336	Sold Price	\$663,000	Sold Date	19-Oct-19
	 4  2  2			Distance	0.57km
	16 Caro Way Fraser Rise VIC 3336	Sold Price	\$655,000	Sold Date	10-Jul-19
	 4  2  2			Distance	1.33km
	22 Infinity Drive Fraser Rise VIC 3336	Sold Price		Sold Date	03-Jun-19
	 4  2  2			Distance	0.65km

RS = Recent sale UN = Undisclosed Sale

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