

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

3 Twain Way 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Oct 2020

to

30 Sep 2021

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

4 Dunlop Way Fraser Rise VIC 3336	\$640,000	12-Aug-21
22 Higgins Street Fraser Rise VIC 3336	\$580,000	29-Jun-21
22 Newton Way Fraser Rise VIC 3336	\$630,000	16-Jul-21

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: 16 October 2021



4 Dunlop Way Fraser Rise VIC 3336 Sold Price ^{RS} **\$640,000** Sold Date **12-Aug-21**

 4  2  2

Distance **0.32km**



22 Higgins Street Fraser Rise VIC 3336 Sold Price **\$580,000** Sold Date **29-Jun-21**

 3  2  2

Distance **0.36km**



22 Newton Way Fraser Rise VIC 3336 Sold Price **\$630,000** Sold Date **16-Jul-21**

 3  2  2

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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