

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

11 Wander 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

\$690,000

&

\$739,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Feb 2021

to

31 Jan 2022

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

79 Rowling Street Fraser Rise VIC 3336	\$675,000	20-Nov-21
77 Rowling Street Fraser Rise VIC 3336	\$675,500	07-Aug-21
96 City Vista Court Fraser Rise VIC 3336	\$770,000	18-Aug-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: 22 February 2022


79 Rowling Street Fraser Rise VIC 3336
 3  2  2

Sold Price

\$675,000

Sold Date

20-Nov-21

Distance

1.06km

77 Rowling Street Fraser Rise VIC 3336
 3  2  2

Sold Price

\$675,500

Sold Date

07-Aug-21

Distance

1.06km

96 City Vista Court Fraser Rise VIC 3336
 3  2  2

Sold Price

\$770,000

Sold Date

18-Aug-21

Distance

1.48km

9 Galveston Avenue Fraser Rise VIC 3336
 3  2  2

Sold Price

\$690,000

Sold Date

30-Aug-21

Distance

1.96km

7 Concorde Avenue Fraser Rise VIC 3336
 3  2  2

Sold Price

\$730,000

Sold Date

06-Sep-21

Distance

1.95km

40 City Vista Court Fraser Rise VIC 3336
 3  2  2

Sold Price

\$720,000

Sold Date

06-Aug-21

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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