

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

8 Kirkwood Avenue 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

\$629,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Feb 2019

to

31 Jan 2020

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

54 Olsen Retreat Caroline Springs VIC 3023	\$657,000	29-Oct-19
11 Luxor Drive Fraser Rise VIC 3336	\$645,000	25-Sep-19
6 Counihan Avenue Caroline Springs VIC 3023	\$672,000	22-Feb-20

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: 28 February 2020



54 Olsen Retreat Caroline Springs VIC 3023

3 2 2

Sold Price

\$657,000

Sold Date

29-Oct-19

Distance

0.39km



11 Luxor Drive Fraser Rise VIC 3336

3 2 2

Sold Price

\$645,000

Sold Date

25-Sep-19

Distance

0.83km



6 Counihan Avenue Caroline Springs VIC 3023

3 2 2

Sold Price

\$672,000

Sold Date

22-Feb-20

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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