

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	22 Chalcot Circuit Fraser Rise, 3336
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$700,000 & \$720,000
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Median sale price

Median price	\$760,000	Property Type	HOUSE	Suburb	FRASER RISE 3336
Period - From	01-Jan-2024	to	09-Mar-2024	Source	Pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	56 Waterfern Street, Fraser Rise, Vic 3336	\$735,000	08-Sep-2023
2	29 Fairmont Crescent, Fraser Rise, Vic 3336	\$715,000	30-Aug-2023
3	14 Krateron Street, Fraser Rise, Vic 3336	\$740,000	18-Aug-2023

This statement of information was prepared on 09-Mar-2024 at 5:22:07 PM EST