



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**8 Royale Drive,
Fraser Rise 3336**

Indicative selling price

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

Range \$750,000 - \$780,000

Median sale price

Median **House** for **Fraser Rise** for period **Jan 2019 - Nov 2019**

Sourced from **Pricefinder**.

\$586,250

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 the most comparable to the property for sale.

23 Royale Drive,
Fraser Rise 3336

Price \$790,000 Sold 06
September 2019

33 Dawkins Avenue,
Fraser Rise 3336

Price \$811,000 Sold 12
October 2019

11 Rowling Street,
Fraser Rise 3336

Price \$750,000 Sold 10
August 2019

This Statement of Information was prepared on 4th Dec 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

VSS Real Estate Pty Ltd

Suite 1 9-12 Federation Way,
Caroline Springs VIC 3023

Contact agents



Aashish Mann

03 8548 7100
0435353610

mann@theeet.com.au



Akshit Gahlayan

03 8548 7100
0404576000

akshit.gahlayan@theeet.com.au

