

## 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

5 KYAH STREET FRASER RISE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Apr 2023

to

31 Mar 2024

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

9 KYAH STREET FRASER RISE VIC 3336	\$700,000	08-Dec-23
11 LILYBLOOM WAY FRASER RISE VIC 3336	\$700,000	14-Feb-24
41 LOUVRE ROAD BONNIE BROOK VIC 3335	\$690,000	19-Jan-24

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: 23 April 2024



**9 KYAH STREET FRASER RISE VIC 3336**

Sold Price

**\$700,000**

Sold Date

**08-Dec-23**



4



2



2

Distance

**0.02km**



**11 LILYBLOOM WAY FRASER RISE VIC 3336**

Sold Price

Sold Date

**14-Feb-24**



4



2



2

Distance

**0.5km**



**41 LOUVRE ROAD BONNIE BROOK VIC 3335**

Sold Price

**\$690,000**

Sold Date

**19-Jan-24**



4



2



2

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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