

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

9 CINNAMON CIRCUIT 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

\$455,100

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

Other

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

23 NOPAL BOULEVARD FRASER RISE VIC 3336	\$467,000	17-Nov-23
158 SARIC STREET FRASER RISE VIC 3336	\$475,000	25-Jan-24
95 ENTERPRISE CIRCUIT FRASER RISE VIC 3336	\$448,000	18-Nov-23

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: 09 April 2024


**23 NOPAL BOULEVARD FRASER
RISE VIC 3336**

Sold Price

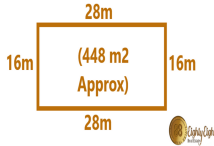
\$467,000

Sold Date

17-Nov-23

4 2 2

Distance

1.65km

**158 SARIC STREET FRASER RISE
VIC 3336**

Sold Price

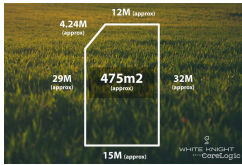
\$475,000

Sold Date

25-Jan-24

- - -

Distance

1.69km

**95 ENTERPRISE CIRCUIT FRASER
RISE VIC 3336**

Sold Price

\$448,000

Sold Date

18-Nov-23

- - -

Distance

2.74km
RS = Recent sale

UN = Undisclosed Sale

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