

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

7 JERMYN STREET 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,750

Property type

House

Suburb

Fraser Rise

Period-from

01 Feb 2024

to

31 Jan 2025

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

6 COTTESMORE STREET FRASER RISE VIC 3336	\$700,000	07-Nov-24
79 COURTENAY PROMENADE FRASER RISE VIC 3336	\$690,000	19-Sep-24
24 PALAZZO ROAD FRASER RISE VIC 3336	\$698,800	27-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: 12 February 2025



6 COTTESMORE STREET FRASER RISE VIC 3336

 4  2  2

Sold Price

\$700,000

Sold Date **07-Nov-24**

Distance **0.13km**



79 COURTENAY PROMENADE FRASER RISE VIC 3336

 4  2  2

Sold Price

\$690,000

Sold Date **19-Sep-24**

Distance **0.15km**



24 PALAZZO ROAD FRASER RISE VIC 3336

 4  2  2

Sold Price

\$698,800

Sold Date **27-Nov-23**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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