

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

4 OPULENCE AVENUE 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

\$790,000

&

\$820,000

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

42 DEVONIA AVENUE FRASER RISE VIC 3336	\$815,000	13-Jan-25
11 PULSAR WAY FRASER RISE VIC 3336	\$813,500	31-Aug-24
7 WANDER WAY FRASER RISE VIC 3336	\$812,000	04-Nov-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.~~

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42 DEVONIA AVENUE FRASER RISE VIC 3336

4 3 2

Sold Price

^{RS} **\$815,000**

Sold Date

13-Jan-25

Distance

1.12km



11 PULSAR WAY FRASER RISE VIC 3336

4 2 2

Sold Price

\$813,500

Sold Date

31-Aug-24

Distance

1.78km



7 WANDER WAY FRASER RISE VIC 3336

4 2 2

Sold Price

\$812,000

Sold Date

04-Nov-24

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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