

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 SHEARS DRIVE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Other

Suburb

Fraser Rise

Period-from

01 Sep 2023

to

31 Aug 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

8 BOBBIN STREET FRASER RISE VIC 3336	\$710,000	01-Jul-24
19 LILYBLOOM WAY FRASER RISE VIC 3336	\$750,000	28-Mar-24
7 ZELKOVA CIRCUIT FRASER RISE VIC 3336	\$730,000	29-Jul-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: 19 September 2024

Lucky Dhiman

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**8 BOBBIN STREET FRASER RISE
VIC 3336**

4 2 2

Sold Price

\$710,000

Sold Date

01-Jul-24

Distance

0.06km



**19 LILYBLOOM WAY FRASER RISE
VIC 3336**

4 2 2

Sold Price

\$750,000

Sold Date

28-Mar-24

Distance

0.52km



**7 ZELKOVA CIRCUIT FRASER RISE
VIC 3336**

4 2 2

Sold Price

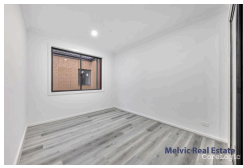
^{RS} **\$730,000**

Sold Date

29-Jul-24

Distance

0.63km



**38 CANYON CIRCUIT BONNIE
BROOK VIC 3335**

4 2 2

Sold Price

\$737,000

Sold Date

23-Mar-24

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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