

## 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

39 TWAIN WAY 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

\$790,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Jul 2022

to

30 Jun 2023

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 HIGGINS STREET FRASER RISE VIC 3336	\$787,500	10-Apr-23
155 CITY VISTA COURT FRASER RISE VIC 3336	\$840,000	22-Nov-22

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: 05 July 2023

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## 9 HIGGINS STREET FRASER RISE VIC 3336

4 2 2

Sold Price

<sup>RS</sup>

**\$787,500**

Sold Date

**10-Apr-23**

Distance

**0.17km**



## 155 CITY VISTA COURT FRASER RISE VIC 3336

4 2 2

Sold Price

**\$840,000**

Sold Date

**22-Nov-22**

Distance

**0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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