

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

29 Mamic Boulevard 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Other

Suburb

Fraser Rise

Period-from

01 Nov 2020

to

31 Oct 2021

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

12 Somers Street Fraser Rise VIC 3336	\$490,000	21-Mar-21
43 Wright Circuit Fraser Rise VIC 3336	\$515,000	11-Dec-20
54 Twain Way Fraser Rise VIC 3336	\$515,000	29-Oct-21

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: 08 November 2021



12 Somers Street Fraser Rise VIC 3336

 3  2  1

Sold Price

\$490,000

Sold Date

21-Mar-21

Distance

0.49km



43 Wright Circuit Fraser Rise VIC 3336

 3  2  1

Sold Price

\$515,000

Sold Date

11-Dec-20

Distance

0.63km



54 Twain Way Fraser Rise VIC 3336

 3  2  1

Sold Price

^{RS} **\$515,000**

Sold Date

29-Oct-21

Distance

0.89km



17 Forrester Grove Fraser Rise VIC 3336

 3  2  1

Sold Price

\$520,000

Sold Date

10-Oct-20

Distance

0.96km



10 Voyager Drive Fraser Rise VIC 3336

 3  2  1

Sold Price

\$535,000

Sold Date

21-Nov-20

Distance

1.37km



32 Dickerson Way Caroline Springs VIC 3023

 3  1  1

Sold Price

\$500,000

Sold Date

25-Sep-20

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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