

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 BALDWIN ROAD 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

\$625,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Mar 2024

to

28 Feb 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 SULTANA STREET FRASER RISE VIC 3336	\$620,000	20-Feb-25
12 CHERISH STREET FRASER RISE VIC 3336	\$649,000	21-Jan-25
10 IVAN WAY FRASER RISE VIC 3336	\$635,000	29-Jan-25

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 March 2025


**6 SULTANA STREET FRASER RISE
VIC 3336**
 3  2  2

Sold Price

^{RS} **\$620,000** Sold Date **20-Feb-25**

 Distance **0.43km**

**12 CHERISH STREET FRASER RISE
VIC 3336**
 3  2  2

Sold Price

^{RS} **\$649,000** Sold Date **21-Jan-25**

 Distance **1.52km**

**10 IVAN WAY FRASER RISE VIC
3336**
 3  2  2

Sold Price

^{RS} **\$635,000** Sold Date **29-Jan-25**

 Distance **1.43km**

**4 ANNECY BOULEVARD FRASER
RISE VIC 3336**
 3  2  2

Sold Price

^{RS} **\$650,000** Sold Date **19-Nov-24**

 Distance **2.19km**

**15 SLAVKO DRIVE FRASER RISE
VIC 3336**
 3  2  2

Sold Price

^{RS} **\$660,000** Sold Date **03-Oct-24**

 Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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