

## 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

LOT 420 MANHATTAN ROAD FRASER RISE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$325,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Land

Suburb

Fraser Rise

Period-from

01 Jun 2022

to

31 May 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

LOT 103 SARIC STREET FRASER RISE VIC 3336	\$367,000	02-Feb-23
119 PASKAS DRIVE FRASER RISE VIC 3336	\$370,000	04-Jan-23
4 CART ROAD FRASER RISE VIC 3336	\$350,000	23-Mar-23

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: 23 June 2023


**LOT 103 SARIC STREET FRASER RISE VIC 3336**
 -  -  -

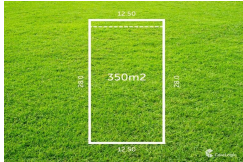
Sold Price

**\$367,000**

Sold Date

**02-Feb-23**

Distance

**1.83km**

**119 PASKAS DRIVE FRASER RISE VIC 3336**
 -  -  -

Sold Price

**\$370,000**

Sold Date

**04-Jan-23**

Distance

**1.92km**

**4 CART ROAD FRASER RISE VIC 3336**
 4  2  -

Sold Price

**\$350,000**

Sold Date

**23-Mar-23**

Distance

**1.91km**

RS = Recent sale

UN = Undisclosed Sale

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