

## 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

89 PASKAS DRIVE 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

\$645,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Apr 2023

to

31 Mar 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

56 ROYALE DRIVE FRASER RISE VIC 3336

\$700,000

21-Dec-22

11 HECTOR STREET FRASER RISE VIC 3336

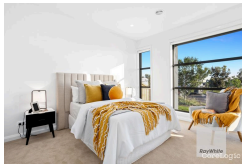
\$700,000

01-Sep-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: 19 April 2024



## 56 ROYALE DRIVE FRASER RISE VIC 3336

 4  2  1

Sold Price

**\$700,000**

Sold Date

**21-Dec-22**

Distance

**0.2km**



## 11 HECTOR STREET FRASER RISE VIC 3336

 4  2  1

Sold Price

Sold Date

**01-Sep-23**

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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