

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 PRUNUS CRESCENT 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

Suburb

Fraser Rise

Period-from

01 Jan 2024

to

31 Dec 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

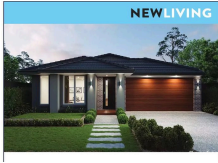
Date of sale

| | | |
|--|-----------|-----------|
| 36 ERIN DRIVE FRASER RISE VIC 3336 | \$625,000 | 02-Nov-24 |
| 50 SIRIANNI BOULEVARD FRASER RISE VIC 3336 | \$650,000 | 10-Aug-24 |
| 44 SPARROWHAWK CRESCENT DEANSIDE VIC 3336 | \$640,000 | 15-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: 30 January 2025



36 ERIN DRIVE FRASER RISE VIC 3336

Sold Price

\$625,000

Sold Date **02-Nov-24**

 4  2  1

Distance **0.5km**



50 SIRIANNI BOULEVARD FRASER RISE VIC 3336

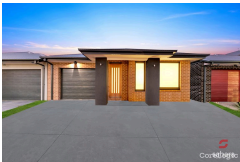
Sold Price

\$650,000

Sold Date **10-Aug-24**

 4  2  1

Distance **2.2km**



44 SPARROWHAWK CRESCENT DEANSIDE VIC 3336

Sold Price

^{RS} **\$640,000**

Sold Date **15-Jan-25**

 4  2  1

Distance **2.47km**

RS = Recent sale

UN = Undisclosed Sale

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