

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

2 ARID CLOSE 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Jun 2024

to

31 May 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

8 OPULENCE AVENUE FRASER RISE VIC 3336	\$808,000	05-Jun-25
23 NOPAL BOULEVARD FRASER RISE VIC 3336	\$750,000	10-May-25
14 LUNAR WAY FRASER RISE VIC 3336	\$830,000	12-Apr-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: 16 June 2025



8 OPULENCE AVENUE FRASER RISE VIC 3336

 4
  2
  2

Sold Price

^{RS}
\$808,000

Sold Date

05-Jun-25

Distance

0.48km


23 NOPAL BOULEVARD FRASER RISE VIC 3336

 4
  2
  2

Sold Price

\$750,000

Sold Date

10-May-25

Distance

0.16km


14 LUNAR WAY FRASER RISE VIC 3336

 4
  2
  2

Sold Price

\$830,000

Sold Date

12-Apr-25

Distance

1.62km
RS = Recent sale

UN = Undisclosed Sale

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