

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

5 WATERFERN STREET 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

\$589,000

&

\$609,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Jul 2023

to

30 Jun 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

18 HOMAGE AVENUE FRASER RISE VIC 3336	\$600,000	10-May-24
20 HIGGINS STREET FRASER RISE VIC 3336	\$600,000	03-May-24

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.

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18 HOMAGE AVENUE FRASER RISE VIC 3336 Sold Price **\$600,000** Sold Date **10-May-24**

 3  2  2

Distance **1.85km**



20 HIGGINS STREET FRASER RISE VIC 3336 Sold Price ^{RS} **\$600,000** Sold Date **03-May-24**

 3  2  2

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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