

## 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

8 FORCLAZ STREET 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

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Apr 2024

to

31 Mar 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

7 QUADRANT DRIVE FRASER RISE VIC 3336	\$728,000	22-Mar-25
95 ASPIRE BOULEVARD FRASER RISE VIC 3336	\$700,000	21-Feb-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: 24 April 2025

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**7 QUADRANT DRIVE FRASER RISE  
VIC 3336**

Sold Price

<sup>RS</sup>

**\$728,000**

Sold Date

**22-Mar-25**



3



2



2

Distance

**0.75km**



**95 ASPIRE BOULEVARD FRASER  
RISE VIC 3336**

Sold Price

**\$700,000**

Sold Date

**21-Feb-25**



3



2



2

Distance

**1.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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