

## 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

9 HEM PARKWAY 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

\$669,000

&

\$709,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Nov 2023

to

31 Oct 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 7 KYAH STREET FRASER RISE VIC 3336    | \$700,000 | 10-Apr-24 |
| 2 EMILIA CIRCUIT FRASER RISE VIC 3336 | \$692,000 | 03-Jul-24 |
| 39 SARIC STREET FRASER RISE VIC 3336  | \$670,000 | 04-Jun-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.~~

This Statement of Information was prepared on: 19 November 2024



Raza Zaidi

M 0426929426

E rzaidi@localexpertz.com.au



**7 KYAH STREET FRASER RISE VIC 3336**

Sold Price

**\$700,000**

Sold Date

**10-Apr-24**

4 2 2

Distance

**0.12km**



**2 EMILIA CIRCUIT FRASER RISE VIC 3336**

Sold Price

**\$692,000**

Sold Date

**03-Jul-24**

4 2 2

Distance

**0.18km**



**39 SARIC STREET FRASER RISE VIC 3336**

Sold Price

**\$670,000**

Sold Date

**04-Jun-24**

4 2 2

Distance

**1.68km**

RS = Recent sale

UN = Undisclosed Sale

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