

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 3031 - 107 Beatty's Road, Fraser Rise, 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 417,900

or range between

&

### Median sale price

Median price \$ 380,900

Property type Vacant Land

Suburb Fraser Rise

Period - From 1/09/2021

to

1/11/2021

Source Oliver Hume

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 Lot 3330 - Ivan Way, Fraser Rise, 3336	\$ 384,900	6/02/2022
2 Lot 3328 - Ivan Way, Fraser Rise, 3336	\$ 384,900	4/02/2022
3 Lot 3724 - Zlatan Way, Fraser Rise, 3336	\$ 383,900	30/11/2021

This Statement of Information was prepared on:

11 May 2022