

## 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

LOT 460 BULLWHEEL DRIVE 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

\$416,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Other

Suburb

Fraser Rise

Period-from

01 May 2024

to

30 Apr 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

13 MARIGOLD DRIVE FRASER RISE VIC 3336	\$360,000	25-Feb-25
1 TURNING LOOP FRASER RISE VIC 3336	\$265,000	18-Mar-25
18 CINNAMON CIRCUIT FRASER RISE VIC 3336	\$350,840	26-Apr-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: 21 May 2025



## 13 MARIGOLD DRIVE FRASER RISE VIC 3336

Sold Price

**\$360,000**

Sold Date

**25-Feb-25**



4



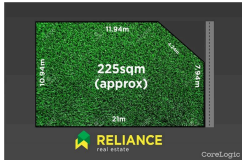
2



-

Distance

**0.48km**



## 1 TURNING LOOP FRASER RISE VIC 3336

Sold Price

**\$265,000**

Sold Date

**18-Mar-25**



3



2



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Distance

**0.48km**



## 18 CINNAMON CIRCUIT FRASER RISE VIC 3336

Sold Price

**\$350,840**

Sold Date

**26-Apr-24**



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Distance

**0.37km**

RS = Recent sale

UN = Undisclosed Sale

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