

## 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

13 SANDY WALK FRASER RISE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Feb 2023

to

31 Jan 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

6 FLORINA ROAD FRASER RISE VIC 3336	\$610,000	06-Nov-23
25 SCATTER ROAD FRASER RISE VIC 3336	\$610,000	11-Sep-23
4 STRICTA CIRCUIT FRASER RISE VIC 3336	\$610,000	28-Nov-23

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: 23 February 2024



**6 FLORINA ROAD FRASER RISE  
VIC 3336**

 3  2  2

Sold Price

**\$610,000**

Sold Date **06-Nov-23**

Distance **1.75km**



**25 SCATTER ROAD FRASER RISE  
VIC 3336**

 3  2  2

Sold Price

Sold Date **11-Sep-23**

Distance **0.26km**



**4 STRICTA CIRCUIT FRASER RISE  
VIC 3336**

 3  2  2

Sold Price

Sold Date **28-Nov-23**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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