

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 VERSTEEGEN STREET FRASER RISE VIC 3336

Indicative selling price

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

Single Price

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$379,750

Property type

Land

Suburb

Fraser Rise

Period-from

01 Jan 2023

to

31 Dec 2023

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 BARRETT MEWS CAROLINE SPRINGS VIC 3023	\$845,000	01-Dec-22
25 ROYAL CRESCENT HILLSIDE VIC 3037	\$760,000	06-Mar-23
81 INGLEWOOD DRIVE BURNSIDE HEIGHTS VIC 3023	\$842,000	26-Sep-22

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: 29 January 2024



6 BARRETT MEWS CAROLINE SPRINGS VIC 3023

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Sold Price **\$845,000** Sold Date **01-Dec-22**

Distance **2.17km**

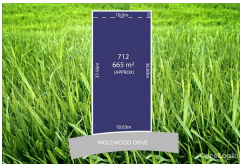


25 ROYAL CRESCENT HILLSIDE VIC 3037

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Sold Price **\$760,000** Sold Date **06-Mar-23**

Distance **3.52km**



81 INGLEWOOD DRIVE BURNSIDE HEIGHTS VIC 3023

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Sold Price **\$842,000** Sold Date **26-Sep-22**

Distance **2.89km**

RS = Recent sale

UN = Undisclosed Sale

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