

## 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

14 DALVEEN DRIVE 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

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Fraser Rise

Period-from

01 May 2023

to

30 Apr 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

27 ARIA BOULEVARD FRASER RISE VIC 3336	\$725,000	01-May-24
144 CITY VISTA COURT FRASER RISE VIC 3336	\$735,000	03-May-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: 16 May 2024

**27 ARIA BOULEVARD FRASER  
RISE VIC 3336**

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Sold Price

<sup>RS</sup> **\$725,000** Sold Date **01-May-24**Distance **0.4km****144 CITY VISTA COURT FRASER  
RISE VIC 3336**

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Sold Price

<sup>RS</sup> **\$735,000** Sold Date **03-May-24**Distance **1.17km****RS** = Recent sale      **UN** = Undisclosed Sale

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