

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 15 BASIN STREET FRASER RISE VIC 3336

Including suburb and
postcode

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 \$660,000 & \$720,000

Median sale price

Median price \$691,000 Property Type House Suburb Fraser Rise

Period - From 01/01/2023 to 31/12/2023 Source Pricerfinder

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 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 10 WILDLIFE CIRCUIT FRASER RISE VIC 3336	\$668,000	08/09/2023
2 5 TREVISO STREET FRASER RISE VIC 3336	\$710,000	06/05/2023
3 41 KRATERON STREET FRASER RISE VIC 3336	\$695,000	06/05/2023

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 six months.

This Statement of Information was prepared on: 12/02/2024