

## 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

20 HIGGINS STREET 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$713,500

Property type

House

Suburb

Fraser Rise

Period-from

01 Mar 2023

to

29 Feb 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

19 ARMSTRONG WALK FRASER RISE VIC 3336	\$575,000	06-Dec-23
11 ARMSTRONG WALK FRASER RISE VIC 3336	\$574,000	12-Sep-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: 12 March 2024



### 19 ARMSTRONG WALK FRASER RISE VIC 3336

3 2 2

Sold Price

**\$575,000**

Sold Date **06-Dec-23**

Distance **0.57km**



### 11 ARMSTRONG WALK FRASER RISE VIC 3336

4 3 2

Sold Price

**\$574,000**

Sold Date **12-Sep-23**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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