

## 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

22 BROAD ROAD 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

\$885,000

&

\$915,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$383,750

Property type

Land

Suburb

Fraser Rise

Period-from

01 Oct 2022

to

30 Sep 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

4 BROAD ROAD FRASER RISE VIC 3336	800000	24-Jun-23
23 SOLSTICE DRIVE FRASER RISE VIC 3336	930000	03-Aug-23
91 BEATTYS ROAD FRASER RISE VIC 3336	890000	07-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: 02 October 2023



**4 BROAD ROAD FRASER RISE VIC 3336** Sold Price **800000** Sold Date **24-Jun-23**  
Distance -

 4  3  2



**23 SOLSTICE DRIVE FRASER RISE VIC 3336** Sold Price <sup>RS</sup> **930000** Sold Date **03-Aug-23**  
Distance **1.63km**

 4  2  2



**91 BEATTYS ROAD FRASER RISE VIC 3336** Sold Price <sup>RS</sup> **890000** <sup>UN</sup> Sold Date **07-Sep-23**  
Distance **0.76km**

 4  2  2

**RS** = Recent sale      **UN** = Undisclosed Sale

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