

## 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

25 CATCHMENT 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

\$840,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

Suburb

Fraser Rise

Period-from

01 Jul 2023

to

30 Jun 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

6 MIRO WAY FRASER RISE VIC 3336	\$825,000	26-Mar-24
14 PETUNIA WAY FRASER RISE VIC 3336	\$885,000	17-Mar-24
18 STRICTA CIRCUIT FRASER RISE VIC 3336	\$840,000	11-Mar-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: 11 July 2024

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**6 MIRO WAY FRASER RISE VIC 3336**

 4  2  2

Sold Price

**\$825,000**

Sold Date **26-Mar-24**

Distance **1.83km**



**14 PETUNIA WAY FRASER RISE VIC 3336**

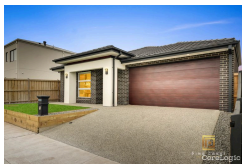
 4  2  2

Sold Price

**\$885,000**

Sold Date **17-Mar-24**

Distance **1.51km**



**18 STRICTA CIRCUIT FRASER RISE VIC 3336**

 4  -  -

Sold Price

**\$840,000**

Sold Date **11-Mar-24**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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