

## 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 SHERRY CIRCUIT 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

\$710,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$711,500

Property type

Other

Suburb

Fraser Rise

Period-from

01 Sep 2022

to

31 Aug 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

3 SHERRY CIRCUIT FRASER RISE VIC 3336	\$740,000	06-Sep-23
26 CHALCOT CIRCUIT FRASER RISE VIC 3336	\$735,000	08-May-23
43 WATERFERN STREET FRASER RISE VIC 3336	\$710,000	05-Jun-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: 17 September 2023



**3 SHERRY CIRCUIT FRASER RISE VIC 3336**

 4  
  2  
  2

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date **06-Sep-23**

Distance **0.12km**



**26 CHALCOT CIRCUIT FRASER RISE VIC 3336**

 4  
  2  
  2

Sold Price

**\$735,000**

Sold Date **08-May-23**

Distance **1km**



**43 WATERFERN STREET FRASER RISE VIC 3336**

 4  
  2  
  2

Sold Price

**\$710,000**

Sold Date **05-Jun-23**

Distance **2.3km**

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

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