

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

3 LUXOR DRIVE FRASER RISE VIC 3336

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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Jun 2023

to

31 May 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

22 WALKSIDE BOULEVARD FRASER RISE VIC 3336	\$770,000	25-Jan-24
28 GOLDSWORTHY DRIVE FRASER RISE VIC 3336	\$767,500	30-Dec-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: 03 June 2024



22 WALKSIDE BOULEVARD FRASER RISE VIC 3336

 3  2  2

Sold Price **\$770,000** Sold Date **25-Jan-24**

Distance **2.26km**



28 GOLDSWORTHY DRIVE FRASER RISE VIC 3336

 3  2  -

Sold Price **\$767,500** Sold Date **30-Dec-23**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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