



JIO REAL ESTATE

STATEMENT OF INFORMATION

33 THYME CRESCENT, FRASER RISE, VIC 3336

PREPARED BY GURBAAZ SIDHU, JIO REAL ESTATE, PHONE: 0412871373

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 THYME CRESCENT, FRASER RISE, VIC  -  -  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$356,000 to \$366,000**

Provided by: Gurbaaz Sidhu, Jio Real Estate

MEDIAN SALE PRICE



FRASER RISE, VIC, 3336

Suburb Median Sale Price (Vacant Land)

\$380,900

01 April 2023 to 31 March 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



30 SKYLINE RD, FRASER RISE, VIC 3336

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Sale Price

\$395,000

Sale Date: 18/12/2023

Distance from Property: 1.7km



17 SUNNYBANK RD, FRASER RISE, VIC 3336

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Sale Price

\$400,000

Sale Date: 18/12/2023

Distance from Property: 1.5km



29 SKYLINE RD, FRASER RISE, VIC 3336

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Sale Price

\$410,000

Sale Date: 18/12/2023

Distance from Property: 1.7km



This report has been compiled on 20/06/2024 by Jio Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

33 THYME CRESCENT, FRASER RISE, VIC 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$356,000 to \$366,000

Median sale price

Median price \$380,900

Property type

Other

Suburb

FRASER RISE

Period

01 April 2023 to 31 March 2024

Source

 pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

30 SKYLINE RD, FRASER RISE, VIC 3336	\$395,000	18/12/2023
17 SUNNYBANK RD, FRASER RISE, VIC 3336	\$400,000	18/12/2023
29 SKYLINE RD, FRASER RISE, VIC 3336	\$410,000	18/12/2023

This Statement of Information was prepared

20/06/2024