

## 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

35 PROGRESS 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

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$711,500

Property type

House

Suburb

Fraser Rise

Period-from

01 Nov 2022

to

31 Oct 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 ARID CLOSE FRASER RISE VIC 3336	\$630,000	09-Nov-23
8 ASSISI STREET FRASER RISE VIC 3336	\$661,500	11-Nov-23
24 RESERVOIR ROAD FRASER RISE VIC 3336	\$638,000	03-Jul-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: 15 November 2023

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**4 ARID CLOSE FRASER RISE VIC 3336**

 4  
  2  
  2

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date **09-Nov-23**

Distance **0.24km**



**8 ASSISI STREET FRASER RISE VIC 3336**

 4  
  2  
  2

Sold Price

<sup>RS</sup> **\$661,500** <sup>UN</sup>

Sold Date **11-Nov-23**

Distance **0.66km**



**24 RESERVOIR ROAD FRASER RISE VIC 3336**

 3  
  2  
  2

Sold Price

**\$638,000**

Sold Date **03-Jul-23**

Distance **1.25km**

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

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