

## 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

42 WATERFERN STREET 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

\$699,000

&

\$739,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Fraser Rise

Period-from

01 May 2023

to

30 Apr 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

7 RESERVOIR ROAD FRASER RISE VIC 3336	\$705,000	06-Apr-24
58 PIENZA ROAD FRASER RISE VIC 3336	\$700,000	16-Mar-24
7 FLORINA ROAD FRASER RISE VIC 3336	\$735,000	15-Feb-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: 30 May 2024



## 7 RESERVOIR ROAD FRASER RISE VIC 3336

 4  2  2

Sold Price

**\$705,000**

Sold Date **06-Apr-24**

Distance

**0.1km**



## 58 PIENZA ROAD FRASER RISE VIC 3336

 4  2  2

Sold Price

**\$700,000**

Sold Date **16-Mar-24**

Distance

**0.33km**



## 7 FLORINA ROAD FRASER RISE VIC 3336

 4  2  2

Sold Price

**\$735,000**

Sold Date **15-Feb-24**

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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