

## 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

47 ORBIS AVENUE 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

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$713,500

Property type

House

Suburb

Fraser Rise

Period-from

01 Apr 2023

to

31 Mar 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 CARO WAY FRASER RISE VIC 3336	\$670,000	08-Dec-23
7 SERRA WAY FRASER RISE VIC 3336	\$720,000	12-Dec-23
24 OAKVIEW PARADE CAROLINE SPRINGS VIC 3023	\$700,000	19-Jan-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: 04 April 2024



**7 CARO WAY FRASER RISE VIC  
3336**

 4  2  2

Sold Price **\$670,000** Sold Date **08-Dec-23**

Distance **0.15km**



**7 SERRA WAY FRASER RISE VIC  
3336**

 4  2  2

Sold Price **\$720,000** Sold Date **12-Dec-23**

Distance **0.41km**



**24 OAKVIEW PARADE CAROLINE  
SPRINGS VIC 3023**

 4  2  2

Sold Price **\$700,000** Sold Date **19-Jan-24**

Distance **0.57km**

RS = Recent sale      UN = Undisclosed Sale

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