

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 57 Higgins Street, Fraser Rise, VIC 3336

Indicative selling price

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

Single Price \$0

Median sale price

Median price \$730,000 Property Type House Suburb Fraser Rise (3336)

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales

A 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
23 SOLSTICE DRIVE, FRASER RISE VIC 3336	\$930,000	08/03/2023
8 SNOWSILL WAY, FRASER RISE VIC 3336	\$917,000	30/08/2023
11 CONCORDE AVENUE, FRASER RISE VIC 3336	\$840,000	08/11/2023

This Statement of Information was prepared on: 15/01/2024