

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

6 EDISON STREET FRASER RISE VIC 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$819,000

&

\$859,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

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

| | | |
|-------------------------------------------|-----------|-----------|
| 20 ROWLING STREET FRASER RISE VIC 3336 | \$840,000 | 03-Feb-24 |
| 13 TARADALE CRESCENT FRASER RISE VIC 3336 | \$860,000 | 13-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: 06 May 2024

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**20 ROWLING STREET FRASER
RISE VIC 3336**

 4  2  2

Sold Price **\$840,000** Sold Date **03-Feb-24**

Distance **0.17km**



**13 TARADALE CRESCENT FRASER
RISE VIC 3336**

 4  2  2

Sold Price **\$860,000** Sold Date **13-Feb-24**

Distance **0.32km**

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

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