

## 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

62 CROWN DRIVE FRASER RISE VIC 3336

### Indicative selling price

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

Single Price

or range  
between

\$365,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

Suburb

Fraser Rise

Period-from

01 May 2024

to

30 Apr 2025

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

6 GRIMSBY AVENUE FRASER RISE VIC 3336	\$360,000	11-Mar-25
15 GEC BOULEVARD FRASER RISE VIC 3336	\$365,000	25-Feb-25
8 COTTESMORE STREET FRASER RISE VIC 3336	\$350,000	03-Mar-25

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 2025

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## 6 GRIMSBY AVENUE FRASER RISE VIC 3336

 4  2  2

Sold Price

**\$360,000**

Sold Date

**11-Mar-25**

Distance

**1.43km**



## 15 GEC BOULEVARD FRASER RISE VIC 3336

 -  -  -

Sold Price

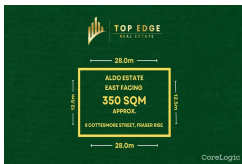
**\$365,000**

Sold Date

**25-Feb-25**

Distance

**0.78km**



## 8 COTTESMORE STREET FRASER RISE VIC 3336

 -  -  -

Sold Price

**\$350,000**

Sold Date

**03-Mar-25**

Distance

**1.44km**

RS = Recent sale

UN = Undisclosed Sale

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