

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

7 ADAMS DRIVE 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

\$780,000

&

\$820,000

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

4 ASPIRE BOULEVARD FRASER RISE VIC 3336	\$800,000	11-Mar-23
20 ROWLING STREET FRASER RISE VIC 3336	\$840,000	15-Feb-24
29 ASPIRE BOULEVARD FRASER RISE VIC 3336	\$810,000	03-Apr-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: 03 May 2024



**4 ASPIRE BOULEVARD FRASER
RISE VIC 3336**

4 2 2

Sold Price **\$800,000** Sold Date **11-Mar-23**

Distance **0.11km**



**20 ROWLING STREET FRASER
RISE VIC 3336**

4 2 2

Sold Price ^{RS} **\$840,000** Sold Date **15-Feb-24**

Distance **0.18km**



**29 ASPIRE BOULEVARD FRASER
RISE VIC 3336**

4 2 2

Sold Price ^{RS} **\$810,000** Sold Date **03-Apr-24**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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