

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

81 COURTENAY PROMENADE 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

\$679,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

Other

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

8 MANRESH MEWS FRASER RISE VIC 3336	\$670,000	23-Jan-24
22 CHALCOT CIRCUIT FRASER RISE VIC 3336	\$695,000	15-Nov-22
24 PALAZZO ROAD FRASER RISE VIC 3336	\$698,800	27-Nov-23

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.~~

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**8 MANRESH MEWS FRASER RISE
VIC 3336**

4 2 2

Sold Price

\$670,000

Sold Date

23-Jan-24

Distance

0.58km



**22 CHALCOT CIRCUIT FRASER
RISE VIC 3336**

4 3 1

Sold Price

\$695,000

Sold Date

15-Nov-22

Distance

0.67km



**24 PALAZZO ROAD FRASER RISE
VIC 3336**

4 2 2

Sold Price

\$698,800

Sold Date

27-Nov-23

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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