

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

9 MAMIC BOULEVARD 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Aug 2022

to

31 Jul 2023

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

5 CROWN DRIVE FRASER RISE VIC 3336	\$675,000	01-Aug-23
4 CANOPY CRESCENT HILLSIDE VIC 3037	\$680,000	10-May-23
85 PIENZA ROAD FRASER RISE VIC 3336	\$685,000	14-Mar-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.~~

This Statement of Information was prepared on: 11 August 2023

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5 CROWN DRIVE FRASER RISE VIC 3336

Sold Price

^{RS} **\$675,000**

Sold Date **01-Aug-23**

 3
  2
  2

Distance **0.23km**



4 CANOPY CRESCENT HILLSIDE VIC 3037

Sold Price

\$680,000

Sold Date **10-May-23**

 4
  2
  2

Distance **1.25km**



85 PIENZA ROAD FRASER RISE VIC 3336

Sold Price

\$685,000

Sold Date **14-Mar-23**

 4
  2
  2

Distance **1.83km**

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

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