

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

12 KYAH 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

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$383,750

Property type

Land

Suburb

Fraser Rise

Period-from

01 Nov 2022

to

31 Oct 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

8 RUMEX STREET DEANSIDE VIC 3336	\$333,000	07-Sep-23
80 SLINKY STREET DEANSIDE VIC 3336	\$356,000	20-Jul-23
22 WILDERNESS ROAD FRASER RISE VIC 3336	\$383,000	08-Jun-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: 15 November 2023


8 RUMEX STREET DEANSIDE VIC 3336

 Sold Price **\$333,000** Sold Date **07-Sep-23**

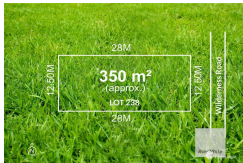
4 2 -

 Distance **0.79km**

80 SLINKY STREET DEANSIDE VIC 3336

 Sold Price ^{RS} **\$356,000** Sold Date **20-Jul-23**

- - -

 Distance **1.38km**

22 WILDERNESS ROAD FRASER RISE VIC 3336

 Sold Price **\$383,000** Sold Date **08-Jun-23**

- - -

 Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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Rebate statement

Rebate statement form approved by the Director for Sections 48A and 49A of the *Estate Agents Act 1980*

Important information for vendors/landlords

A rebate includes any discount, commission, or other benefit, and includes non-monetary benefits. It is illegal for an Agent to keep any rebate they receive for advertising or other outgoings purchased by the Agent on your behalf. Section 48A of the *Estate Agents Act 1980* requires the Agent to immediately pay you any rebate they receive in relation to the sale, management or leasing of your property.

The agent is not entitled to retain any rebate and must not charge you an amount for any expenses that is more than the cost of those expenses.

The agent will not be, or is not likely to be, entitled to any rebates.



or

The agent will be, or is likely to be, entitled to rebates.

List of rebates:

- any outgoings; or
- any pre-payments made by the person engaging or appointing the agent (the client) in respect of any intended expenditure by the agent on the client's behalf; or
- any payments made by the client to another person in respect of the work.

Goods/services to which rebate relates	Name of person or organisation providing rebate	Amount (including GST) (if amount not known, provide an estimate)
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$