

## 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

69 CLIPSTONE CRESCENT FRASER RISE VIC 3336

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$420,000

### 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

69 MARYANNE WAY FRASER RISE VIC 3336	\$444,900	11-Sep-23
177 BEATTYS ROAD FRASER RISE VIC 3336	\$441,000	18-Jul-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: 24 November 2023



**69 MARYANNE WAY FRASER RISE  
VIC 3336**

Sold Price

**\$444,900**

Sold Date

**11-Sep-23**

- -

Distance

**2km**



**177 BEATTYS ROAD FRASER RISE  
VIC 3336**

Sold Price

**\$441,000**

Sold Date

**18-Jul-23**

- -

Distance

**1.29km**

RS = Recent sale

UN = Undisclosed Sale

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