

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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Jan 2024

to

31 Dec 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 PROGRESS DRIVE FRASER RISE VIC 3336	\$730,000	09-Jul-24
15 PURPLE ROAD FRASER RISE VIC 3336	\$710,000	16-Aug-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: 06 January 2025

**4 PROGRESS DRIVE FRASER RISE
VIC 3336**4  2  2 

Sold Price

\$730,000

Sold Date

09-Jul-24

Distance

1.04km**15 PURPLE ROAD FRASER RISE VIC
3336**4  2  2 

Sold Price

\$710,000

Sold Date

16-Aug-24

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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