

## 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

6 OPULENCE AVENUE 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

\$789,000

&

\$819,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Dec 2023

to

30 Nov 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

20 STEVO WAY FRASER RISE VIC 3336	\$810,000	10-Sep-24
7 WANDER WAY FRASER RISE VIC 3336	\$812,000	11-Nov-24
92 CLIPSTONE CRESCENT FRASER RISE VIC 3336	\$805,000	28-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.~~

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Sales Local Expertz

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**20 STEVO WAY FRASER RISE VIC 3336**

Sold Price

<sup>RS</sup>

**\$810,000**

Sold Date

**10-Sep-24**

4 2 2

Distance

**0.41km**



**7 WANDER WAY FRASER RISE VIC 3336**

Sold Price

<sup>RS</sup>

**\$812,000**

Sold Date

**11-Nov-24**

4 2 2

Distance

**0.78km**



**92 CLIPSTONE CRESCENT FRASER RISE VIC 3336**

Sold Price

**\$805,000**

Sold Date

**28-Aug-24**

4 2 2

Distance

**1.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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