

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 HEM PARKWAY 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

\$669,000

&

\$709,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Nov 2023

to

31 Oct 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

7 KYAH STREET FRASER RISE VIC 3336	\$700,000	10-Apr-24
2 EMILIA CIRCUIT FRASER RISE VIC 3336	\$692,000	03-Jul-24
39 SARIC STREET FRASER RISE VIC 3336	\$670,000	04-Jun-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.~~

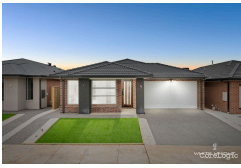
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7 KYAH STREET FRASER RISE VIC 3336

4 2 2

Sold Price

\$700,000

Sold Date

10-Apr-24

Distance

0.12km



2 EMILIA CIRCUIT FRASER RISE VIC 3336

4 2 2

Sold Price

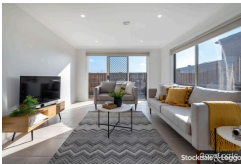
\$692,000

Sold Date

03-Jul-24

Distance

0.18km



39 SARIC STREET FRASER RISE VIC 3336

4 2 2

Sold Price

\$670,000

Sold Date

04-Jun-24

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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