

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 ERIN 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

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Other

Suburb

Fraser Rise

Period-from

01 May 2023

to

30 Apr 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

| | | |
|---------------------------------------|-----------|-----------|
| 9 KYAH STREET FRASER RISE VIC 3336 | \$700,000 | 08-Dec-23 |
| 11 LILYBLOOM WAY FRASER RISE VIC 3336 | \$700,000 | 14-Feb-24 |
| 7 LILYBLOOM WAY FRASER RISE VIC 3336 | \$720,000 | 16-Feb-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: 07 May 2024



9 KYAH STREET FRASER RISE VIC 3336

Sold Price

\$700,000

Sold Date

08-Dec-23

 4  2  2

Distance

0.1km



11 LILYBLOOM WAY FRASER RISE VIC 3336

Sold Price

Sold Date

14-Feb-24

 4  2  2

Distance

0.45km



7 LILYBLOOM WAY FRASER RISE VIC 3336

Sold Price

\$720,000

Sold Date

16-Feb-24

 4  2  2

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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