

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

11 ALDGATE STREET 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

\$550,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Oct 2023

to

30 Sep 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

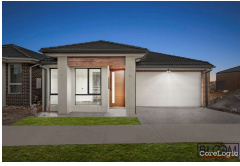
Date of sale

75 COURTENAY PROMENADE FRASER RISE VIC 3336	\$655,000	12-Jun-24
28 SHERRY CIRCUIT FRASER RISE VIC 3336	\$593,000	15-Aug-24
4 STRICTA CIRCUIT FRASER RISE VIC 3336	\$610,000	28-Nov-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: 08 October 2024



75 COURTENAY PROMENADE FRASER RISE VIC 3336

 3  2  2

Sold Price

\$655,000

Sold Date

12-Jun-24

Distance

0.38km



28 SHERRY CIRCUIT FRASER RISE VIC 3336

 3  2  2

Sold Price

^{RS} **\$593,000**

Sold Date

15-Aug-24

Distance

1.37km



4 STRICTA CIRCUIT FRASER RISE VIC 3336

 3  2  2

Sold Price

\$610,000

Sold Date

28-Nov-23

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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