

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

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| Lot 3010 - Slavko Drive, Fraser Rise, 3336 |
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 446,900 or range between &

Median sale price

Median price \$ 438,900 Property type Vacant Land Suburb Fraser Rise

Period - From 1/07/2024 to 30/09/2024 Source Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|------------|--------------|
| 1 Lot 3047 - Maryanne Way, Fraser Rise, 3336 | \$ 431,900 | 18/07/2024 |
| 2 Lot 3532 - Gec Boulevard, Fraser Rise, 3336 | \$ 430,900 | 28/08/2024 |
| 3 Lot 3517 - Mamic Boulevard, Fraser Rise, 3336 | \$ 420,900 | 13/07/2024 |

This Statement of Information was prepared on: 03 Dec 2024