

# 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

Lot 3347 - Ivan Way, Fraser Rise, 3336
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 386,900 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 1106 - Memory Road, Deanside, 3336	\$ 395,000	12/08/2024
2 Lot 1247 - Harold Street, Deanside, 3336	\$ 375,000	10/09/2024
3 Lot 3043 - Gumtree Circuit, Fraser Rise, 3336	\$ 410,000	24/10/2024

This Statement of Information was prepared on: 03 Dec 2024