

# 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 3553 - Reminiscence Street, Fraser Rise, 3336

### Indicative selling price

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

Single price \$ 479,900 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 3642 - Gec Boulevard, Fraser Rise, 3336	\$ 481,900	14/10/2024
2 Lot 3606 - Gec Boulevard, Fraser Rise, 3336	\$ 471,900	7/06/2024
3 Lot 3044 - Gumtree Circuit, Fraser Rise, 3336	\$ 490,900	23/10/2024

This Statement of Information was prepared on: 03 Dec 2024