

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	Lot 3039 - 107 Beatty's Road, Fraser Rise, 3336
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$	417,900	or range between		&	
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Median sale price

Median price	\$	380,900	Property type	Vacant Land	Suburb	Fraser Rise
Period - From	1/09/2021	to	1/11/2021	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 3330 - Ivan Way, Fraser Rise, 3336	\$ 384,900	6/02/2022
2 Lot 3328 - Ivan Way, Fraser Rise, 3336	\$ 384,900	4/02/2022
3 Lot 3724 - Zlatan Way, Fraser Rise, 3336	\$ 383,900	30/11/2021

This Statement of Information was prepared on: 11 May 2022