

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

Lot 3522, 148 Mamic Boulevard, Aspire, Fraser Rise 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

\$523,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

370,000

Property type

Land

Suburb

Fraser Rise

Period-from

09 Sep 2025

to

30 Oct 2025

Source

domain.com.au

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

562 Hume Drive, Fraser Rise VIC 3336	\$450,000.00	30/10/2025
5 Cinnamon Circuit, Fraser Rise VIC 3336	\$450,000.00	08/09/2025
16 Tulloona Street, Fraser Rise VIC 3336	\$490,000.00	09/09/2025

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: 28 Jan 2025