

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 2313 - 107-165 Beatty's Road, Fraser Rise, 3336

Indicative selling price

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

Single price \$ 378,900 or range between &

Median sale price

Median price \$ 340,000 Property type Vacant Land Suburb Fraser Rise

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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 2276 - Mamic Boulevard, Fraser Rise, 3336	\$ 363,500	22/08/2019
2 Lot 2275 - Mamic Boulevard, Fraser Rise, 3336	\$ 363,500	22/08/2019
3 Lot 217 - Monte Street, Fraser Rise, 3336	\$ 363,000	18/05/2019

This Statement of Information was prepared on: 13 Sep 2019