

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 2438 - 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 \$ 324,900 or range between &

Median sale price

| | | | | | |
|---------------|------------|---------------|-------------|--------|----------------------|
| Median price | \$ 378,900 | Property type | Vacant Land | Suburb | Fraser Rise |
| Period - From | 1/07/2019 | to | 1/09/2019 | Source | Oliver Hume Research |

Comparable property sales

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 six months.

This Statement of Information was prepared on: 22 Nov 2019