

## 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

5 MOONFLOWER DRIVE FRASER RISE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Land

Suburb

Fraser Rise

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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

10 SKYROS ROAD FRASER RISE VIC 3336	\$485,000	28-Mar-23
29 SUNNYBANK ROAD FRASER RISE VIC 3336	\$450,000	12-May-23

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: 18 July 2023



10 SKYROS ROAD FRASER RISE  
VIC 3336



Sold Price **\$485,000**

Sold Date 28-Mar-23

Distance 1.58km



29 SUNNYBANK ROAD FRASER  
RISE VIC 3336



Sold Price **\$450,000**

Sold Date 12-May-23

Distance 1.16km

RS = Recent sale

UN = Undisclosed Sale

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