

## 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 505 ZELKOVA CIRCUIT FRASER RISE VIC 3336

### Indicative selling price

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

Single Price

\$677,250

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$713,750

Property type

House

Suburb

Fraser Rise

Period-from

01 Mar 2022

to

28 Feb 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

|  |           |           |
|--|-----------|-----------|
| 24 ANNECY BOULEVARD FRASER RISE VIC 3336 | \$700,000 | 08-Nov-22 |
| 18 AUBISQUE CLOSE FRASER RISE VIC 3336   | \$720,000 | 18-Mar-23 |
| 56 ROYALE DRIVE FRASER RISE VIC 3336     | \$700,000 | 21-Dec-22 |

**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: 31 March 2023