

Statement of Information

Singleresidential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

85 Paskas Drive, Fraser Rise VIC

Indicative selling price

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

Single Price ~~or range~~ ~~between~~ &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb

Period-from to Source

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
56		

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: 08 August 2023

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Single Price

\$295,000

~~or range
between~~

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$383,750

Property type

Land

Suburb

Fraser Rise

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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Price

Date of sale

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