

## 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

17 KENNEDY 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

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$682,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Apr 2024

to

31 Mar 2025

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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 13 WANDER WAY FRASER RISE VIC 3336     | \$1,100,000 | 19-Dec-24 |
| 12 ECLIPSE AVENUE FRASER RISE VIC 3336 | \$1,080,000 | 31-Jan-25 |
| 81 BEATTYS ROAD FRASER RISE VIC 3336   | \$1,085,000 | 20-Jan-25 |

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: 01 April 2025


**13 WANDER WAY FRASER RISE  
VIC 3336**
 4    2    2

Sold Price

**\$1,100,000**

Sold Date

**19-Dec-24**

Distance

**0.72km**

**12 ECLIPSE AVENUE FRASER RISE  
VIC 3336**
 4    2    2

Sold Price

**\$1,080,000**

Sold Date

**31-Jan-25**

Distance

**0.83km**

**81 BEATTYS ROAD FRASER RISE  
VIC 3336**
 4    2    2

Sold Price

**\$1,085,000**

Sold Date

**20-Jan-25**

Distance

**1.03km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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