



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Lot 1917 44 Horseshoe Parade, Fraser Rise Vic 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range

\$470,000.00

Median sale price

Median price \$379,750

Land



Unit



Suburb

Fraser Rise

Period - From

31 Jan 2023

to

31 Dec 2023

Source

Realestate.com.au

Comparable sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Comparable #1

Address	95 Enterprise Circuit, Fraser Rise Vic 3336		
Sale Price	\$448,000	Date of Sale	19/11/2023

Comparable #2

Address	11 Springlands Crescent, Fraser Rise, Vic 3336		
Sale Price	\$515,000	Date of Sale	15/11/2023

Comparable #3

Address	140 Saric Street, Fraser Rise, Vic 3336		
Sale Price	\$470,000	Date of Sale	19/10/2023

LJ Hooker Property Point
Shop 211/4 Main Street, Point Cook
03 9975 7080
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22 January 2024