

Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

4 CHERISH STREET, FRASER RISE, VIC 3336

Indicative selling price

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

Price Range: \$610,000 to \$630,000

Median sale price

Median price

\$735,500

Property type

House

Suburb

FRASER RISE

Period

01 April 2023 to 30 September 2023

Source

 pricfinder

Comparable property 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.

Address of comparable property

Price

Date of sale

24 RESERVOIR RD, FRASER RISE, VIC 3336	\$638,000	03/07/2023
12 CHERISH ST, FRASER RISE, VIC 3336	\$635,000	05/06/2023
22 RESERVOIR RD, FRASER RISE, VIC 3336	\$640,000	08/07/2023

This Statement of Information was prepared on:

09/12/2023