

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

1 BOHR WALK FRASER RISE VIC 3336

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

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

2 MCKILLOP WAY FRASER RISE VIC 3336	\$650,000	11-Sep-23
5 BOHR WALK FRASER RISE VIC 3336	\$540,000	20-Aug-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.

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2 MCKILLOP WAY FRASER RISE VIC 3336

 3  2  2

Sold Price

\$650,000

Sold Date

11-Sep-23

Distance

0.31km



5 BOHR WALK FRASER RISE VIC 3336

 3  2  2

Sold Price

\$540,000

Sold Date

20-Aug-25

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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