

# STATEMENT OF INFORMATION

3 MCKILLOP WAY, FRASER RISE, VIC 3336

PREPARED BY ROBERT CURCIO, LIVING PROSPECT REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 MCKILLOP WAY, FRASER RISE, VIC 3336**  -  -  -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$530,000 to \$583,000**

Provided by: Robert Curcio, Living Prospect Real Estate

## MEDIAN SALE PRICE



### FRASER RISE, VIC, 3336

Suburb Median Sale Price (House)

**\$657,500**

01 October 2020 to 30 September 2021

Provided by: 

## COMPARABLE PROPERTIES

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.



### 8 SOMERS ST, FRASER RISE, VIC 3336

 3  2  1

Sale Price

**\$482,500**

Sale Date: 08/04/2021

Distance from Property: 363m 



### 13 FLOREY AVE, FRASER RISE, VIC 3336

 3  2  2

Sale Price

**\$660,000**

Sale Date: 10/05/2021

Distance from Property: 497m 

METRO MELBOURNE RESTRICTIONS			
Property Impairments	Leases	Liability encumbrances	Appointments
<p>Impairments are defined as any physical or legal defect that affects the value or desirability of the property. Examples include: structural defects, environmental contamination, and easements.</p> <p>The Buyer/Commissioner must be aware of any impairments that may affect the value or desirability of the property. The Buyer/Commissioner should conduct due diligence to identify any impairments.</p> <p>Impairments may be disclosed by the Seller/Commissioner or identified by the Buyer/Commissioner. The Seller/Commissioner is not responsible for identifying impairments that are not disclosed.</p>	<p>Leases are defined as any agreement that grants the use of the property to another party for a period of time. Examples include: tenancy agreements, commercial leases, and licenses.</p> <p>The Buyer/Commissioner must be aware of any leases that may affect the value or desirability of the property. The Buyer/Commissioner should conduct due diligence to identify any leases.</p> <p>Leases may be disclosed by the Seller/Commissioner or identified by the Buyer/Commissioner. The Seller/Commissioner is not responsible for identifying leases that are not disclosed.</p>	<p>Liability encumbrances are defined as any legal obligation that may affect the value or desirability of the property. Examples include: mortgages, judgments, and liens.</p> <p>The Buyer/Commissioner must be aware of any liability encumbrances that may affect the value or desirability of the property. The Buyer/Commissioner should conduct due diligence to identify any liability encumbrances.</p> <p>Liability encumbrances may be disclosed by the Seller/Commissioner or identified by the Buyer/Commissioner. The Seller/Commissioner is not responsible for identifying liability encumbrances that are not disclosed.</p>	<p>Appointments are defined as any agreement that grants the use of the property to another party for a specific purpose. Examples include: easements, covenants, and restrictions.</p> <p>The Buyer/Commissioner must be aware of any appointments that may affect the value or desirability of the property. The Buyer/Commissioner should conduct due diligence to identify any appointments.</p> <p>Appointments may be disclosed by the Seller/Commissioner or identified by the Buyer/Commissioner. The Seller/Commissioner is not responsible for identifying appointments that are not disclosed.</p>

### 13 MCKILLOP WAY, FRASER RISE, VIC 3336

 3  2  1

Sale Price

**\$530,000**

Sale Date: 18/06/2021

Distance from Property: 55m 

This report has been compiled on 09/11/2021 by Living Prospect Real Estate. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**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 the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

3 MCKILLOP WAY, FRASER RISE, VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$530,000 to \$583,000


### Median sale price

Median price: \$657,500

Property type: House

Suburb: FRASER RISE

Period: 01 October 2020 to 30 September 2021

Source: 

### 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
8 SOMERS ST, FRASER RISE, VIC 3336	\$482,500	08/04/2021
13 FLOREY AVE, FRASER RISE, VIC 3336	\$660,000	10/05/2021
13 MCKILLOP WAY, FRASER RISE, VIC 3336	\$530,000	18/06/2021

This Statement of Information was prepared on: 09/11/2021