



STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property Address

10 Reservoir Rd, Fraser Rise 33336

Indicative selling price

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

Range Between

\$725,000

&

\$795,000

Median sale price

Median Price

\$695,000

House

X

Suburb:

Fraser Rise

Period From

01/05/2025

to

31/07/2025

Source:

PropTrack

Comparable property sales

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 six months.