

## 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

44 ANGHOR DRIVE FRASER RISE VIC 3336

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Fraser Rise

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

6 ERIN DRIVE FRASER RISE VIC 3336	\$650,000	22-Jul-24
4 ERIN DRIVE FRASER RISE VIC 3336	\$611,000	09-Feb-25
17 WATERFERN STREET FRASER RISE VIC 3336	\$625,000	05-May-24

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.~~

This Statement of Information was prepared on: 14 July 2025



**6 ERIN DRIVE FRASER RISE VIC 3336**

4 2 1

Sold Price

**\$650,000**

Sold Date

**22-Jul-24**

Distance

**0.23km**



**4 ERIN DRIVE FRASER RISE VIC 3336**

4 2 1

Sold Price

**\$611,000**

Sold Date

**09-Feb-25**

Distance

**0.24km**



**17 WATERFERN STREET FRASER RISE VIC 3336**

4 2 1

Sold Price

**\$625,000**

Sold Date

**05-May-24**

Distance

**1.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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