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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

20 Auburn Drive Fraser Rise VIC 3336

 4  2  2

## Indicative Selling Price

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

Single Price \$565,000













## Median Sale Price

\$620,000 Houses in Fraser rise between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>38 Galveston Avenue Fraser Rise VIC 3336</b>	Sold Price	<sup>RS</sup> <b>\$598,000</b>	Sold Date	<b>07-Mar-19</b>
	 4  2  2			Distance	<b>0.26km</b>
	<b>14 Luxor Drive Fraser Rise VIC 3336</b>	Sold Price	<b>\$580,000</b>	Sold Date	<b>21-Nov-18</b>
	 4  2  2			Distance	<b>0.33km</b>
	<b>23 Springlands Crescent Fraser Rise VIC 3336</b>	Sold Price	<sup>RS</sup> <b>\$601,000</b> <sup>UN</sup>	Sold Date	<b>29-Jan-19</b>
	 4  2  2			Distance	<b>0.67km</b>

**RS** = Recent sale      **UN** = Undisclosed Sale

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