

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

73 Long Street Botanic Ridge VIC 3977

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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,500

Property type

Land

Suburb

Botanic Ridge

Period-from

01 Dec 2018

to

30 Nov 2019

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

15 Callista Street Botanic Ridge VIC 3977	\$675,000	03-Sep-19
16 Station Creek Way Botanic Ridge VIC 3977	\$710,000	30-Aug-19
9 Lotus Drive Botanic Ridge VIC 3977	\$682,000	29-Jul-19

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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OBrien Real Estate

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15 Callista Street Botanic Ridge VIC 3977

Sold Price

\$675,000

Sold Date

03-Sep-19

4 2 2

Distance

0.33km



16 Station Creek Way Botanic Ridge VIC 3977

Sold Price

\$710,000

Sold Date

30-Aug-19

4 2 2

Distance

0.36km



9 Lotus Drive Botanic Ridge VIC 3977

Sold Price

\$682,000

Sold Date

29-Jul-19

4 2 2

Distance

0.44km



2 Eccles Way Botanic Ridge VIC 3977

Sold Price

\$680,000

Sold Date

16-Jul-19

4 2 2

Distance

0.46km



12 Gumleaf Place Botanic Ridge VIC 3977

Sold Price

\$710,000

Sold Date

03-Sep-19

4 2 2

Distance

3.81km

RS = Recent sale

UN = Undisclosed Sale

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