

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

8 Ringtail Close 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

\$645,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

House

Suburb

Botanic Ridge

Period-from

01 Feb 2020

to

31 Jan 2021

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 Ringtail Close Botanic Ridge VIC 3977	\$667,000	17-Nov-20
17 Cornflower Rise Botanic Ridge VIC 3977	\$670,000	20-Jan-21

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: 15 February 2021


6 Ringtail Close Botanic Ridge VIC 3977

Sold Price

\$667,000

Sold Date **17-Nov-20**
 4  2  2

Distance **0.01km**

17 Cornflower Rise Botanic Ridge VIC 3977

Sold Price

^{RS} **\$670,000**

Sold Date **20-Jan-21**
 4  2  2

Distance **0.39km**
RS = Recent sale

UN = Undisclosed Sale

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