



OBrien Real Estate

Marsh Schwallie

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

14 Royal St Georges Chase 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

\*House

X

\*Unit

Suburb

Botanic Ridge

Period-from

01 Aug 2018

to

31 Jul 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

3 Waterhouse Way Botanic Ridge VIC 3977	\$790,000	13-Jun-19
21 Espie Court Botanic Ridge VIC 3977	\$820,000	24-Jun-19
9 Dundass Grove Botanic Ridge VIC 3977	\$725,000	24-May-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.~~

This Statement of Information was prepared on: 20 August 2019

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### 3 Waterhouse Way Botanic Ridge VIC 3977

Sold Price

<sup>RS</sup> \$790,000

Sold Date

13-Jun-19

4 2 2

Distance

0.39km



### 21 Espie Court Botanic Ridge VIC 3977

Sold Price

<sup>RS</sup> \$820,000

Sold Date

24-Jun-19

4 2 2

Distance

0.47km



### 9 Dundass Grove Botanic Ridge VIC 3977

Sold Price

<sup>RS</sup> \$725,000

Sold Date

24-May-19

4 2 2

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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