

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

195 Settlers Run 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

House

Suburb

Botanic Ridge

Period-from

01 Oct 2019

to

30 Sep 2020

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

37 Rennison Drive Botanic Ridge VIC 3977	\$780,000	23-Apr-20
29 Station Creek Way Botanic Ridge VIC 3977	\$762,500	08-Aug-20
36 Callista Street Botanic Ridge VIC 3977	\$772,500	02-Jul-20

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 October 2020



OBrien Real Estate

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Private inspection policy.
To ensure the health and well-being of the community, please go on in practicing the following safety measures. Thank you for your co-operation and understanding.

1 person per party

No touching
Please do not touch anything during the inspection.

Social distancing
Please stay at least 2 metres apart at all times.

Please do not enter if you have:

- 1. COVID-19 symptoms or have been in contact with someone who has COVID-19
- 2. COVID-19 symptoms or have been in contact with someone who has COVID-19
- 3. COVID-19 symptoms or have been in contact with someone who has COVID-19

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37 Rennison Drive Botanic Ridge VIC 3977

Sold Price **\$780,000** Sold Date **23-Apr-20**

4 2 2

Distance **0.18km**

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REAL ESTATE

Thank you for considering one of our properties for your next home.

Due to the current COVID-19 lockdown, please be advised that we are no longer permitted to conduct property inspections.

If you wish to digitally inspect this property via video walk through, please contact us and we will assist you with this for free.

If you need any more information on this property please don't hesitate to contact the listing agent displayed or the office at anytime.

If you need assistance please call us on 0995 1200.

firstnational

29 Station Creek Way Botanic Ridge VIC 3977

Sold Price ^{RS} **\$762,500** ^{UN} Sold Date **08-Aug-20**

4 2 2

Distance **0.28km**



36 Callista Street Botanic Ridge VIC 3977

Sold Price **\$772,500** Sold Date **02-Jul-20**

4 2 2

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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