

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

3 Duruga Court 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,750

Property type

House

Suburb

Botanic Ridge

Period-from

01 May 2019

to

30 Apr 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

3 Finlow Street Botanic Ridge VIC 3977	\$900,000	14-Jan-20
44 Callista Street Botanic Ridge VIC 3977	\$760,000	04-Dec-19
6 Greenwood Court Botanic Ridge VIC 3977	\$780,000	26-Nov-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: 15 May 2020


3 Finlow Street Botanic Ridge VIC 3977

 Sold Price **\$900,000** Sold Date **14-Jan-20**

4 2 2

 Distance **0.34km**

44 Callista Street Botanic Ridge VIC 3977

 Sold Price **\$760,000** Sold Date **04-Dec-19**

4 2 2

 Distance **0.45km**

6 Greenwood Court Botanic Ridge VIC 3977

 Sold Price **\$780,000** Sold Date **26-Nov-19**

4 2 2

 Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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