

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 Cockatoo 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Nov 2019

to

31 Oct 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

58 Nectar Road Botanic Ridge VIC 3977	\$620,000	02-Oct-20
16 Gumleaf Place Botanic Ridge VIC 3977	\$680,000	18-Mar-20
5 Cornflower Rise Botanic Ridge VIC 3977	\$667,000	20-Jun-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: 19 November 2020



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ATTENTION
ALL INDIVIDUALS ENTERING A PROPERTY FOR
INSPECTION MUST ADHERE TO THESE GUIDELINES

You acknowledge and agree that you are entering the property for inspection purposes only. You warrant that you are not entering the property for any other purpose, including but not limited to, purchasing, leasing, or otherwise using the property. You agree to indemnify and hold the seller harmless from all claims, damages, and expenses, including legal costs, arising from your breach of this warranty.



58 Nectar Road Botanic Ridge VIC 3977

4 2 2

Sold Price

^{RS} **\$620,000** ^{UN}

Sold Date **02-Oct-20**

Distance **0.16km**



16 Gumleaf Place Botanic Ridge VIC 3977

4 2 2

Sold Price

\$680,000

Sold Date **18-Mar-20**

Distance **0.21km**



5 Cornflower Rise Botanic Ridge VIC 3977

4 2 2

Sold Price

\$667,000

Sold Date **20-Jun-20**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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