

## 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

37 Rennison Drive Botanic Ridge VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Mar 2019

to

29 Feb 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

14 Smiley Way Botanic Ridge VIC 3977	\$762,500	19-Nov-19
44 Callista Street Botanic Ridge VIC 3977	\$760,000	04-Dec-19
15 Homevale Drive Botanic Ridge VIC 3977	\$822,500	19-Mar-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.~~

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## OBrien Real Estate

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### 14 Smiley Way Botanic Ridge VIC 3977

Sold Price

**\$762,500**

Sold Date

**19-Nov-19**



4



2



2

Distance

**0.2km**



### 44 Callista Street Botanic Ridge VIC 3977

Sold Price

**\$760,000**

Sold Date

**04-Dec-19**



4



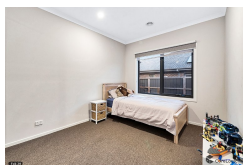
2



2

Distance

**0.61km**



### 15 Homevale Drive Botanic Ridge VIC 3977

Sold Price

<sup>RS</sup> **\$822,500**

Sold Date

**19-Mar-20**



4



2



2

Distance

**2.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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