

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

9 Towbeet Way 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

\$629,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,750

*House

X

*Unit

Suburb

Botanic Ridge

Period-from

01 Jul 2018

to

30 Jun 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

8 Eccles Way Botanic Ridge VIC 3977	\$617,500	22-May-19
27 Waterhouse Way Botanic Ridge VIC 3977	\$600,000	17-Apr-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.

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8 Eccles Way Botanic Ridge VIC 3977
 3  2  2

Sold Price

\$617,500

Sold Date

22-May-19

Distance

0.86km

27 Waterhouse Way Botanic Ridge VIC 3977
 3  2  2

Sold Price

\$600,000

Sold Date

17-Apr-19

Distance

1.37km
RS = Recent sale

UN = Undisclosed Sale

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