

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

42 Maintop Ridge 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

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jan 2020

to

31 Dec 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

16 Limeburner Grove Botanic Ridge VIC 3977	\$813,000	30-Oct-20
175 Settlers Run Botanic Ridge VIC 3977	\$800,000	05-Oct-20
12 Green Mist Crescent Botanic Ridge VIC 3977	\$782,500	31-Oct-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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16 Limeburner Grove Botanic Ridge VIC 3977 Sold Price

\$813,000 Sold Date **30-Oct-20**

4 2 2

Distance **0.31km**



175 Settlers Run Botanic Ridge VIC 3977 Sold Price

\$800,000 Sold Date **05-Oct-20**

3 2 2

Distance **0.57km**



12 Green Mist Crescent Botanic Ridge VIC 3977 Sold Price

\$782,500 Sold Date **31-Oct-20**

4 2 2

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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