

Jared McGovern

P 87387228

M 0432920029

Source

Corelogic

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Period-from

Address Including suburb and postcode	7 Bellis Circuit Botanic Ridge VIC 3977						
Indicative selling price For the meaning of this price	e see consumer.vi	c.gov.au/und	derquoting	(*Delete s	ingle pric	e or range a	as applicable)
Single Price			or range between	\$760	0,000	&	\$830,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$730,000	*House	X	*Unit		Suburb	Botanic Ridge

Comparable property sales (*Delete A or B below as applicable)

01 May 2018

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

30 Apr 2019

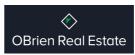
Address of comparable property	Price	Date of sale	
13 Lotus Drive Botanic Ridge VIC 3977	\$770,000	19-Nov-18	
40 Green Mist Crescent Botanic Ridge VIC 3977	\$815,000	21-Oct-18	
102 Settlers Run Botanic Ridge VIC 3977	\$835,000	09-Nov-18	

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 six months.

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13 Lotus Drive Botanic Ridge VIC 3977

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Sold Price

\$770,000 Sold Date **19-Nov-18**

Distance 0.29km



40 Green Mist Crescent Botanic Ridge VIC 3977

Sold Price

\$815,000 Sold Date

e 21-Oct-18

Distance 0.36km



102 Settlers Run Botanic Ridge VIC Sold Price

\$835,000 Sold Date **09-Nov-18**

Distance

0.91km

₾ 2

RS = Recent sale

UN = Undisclosed Sale

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