

M 0412279277

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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

Address Including suburb and postcode	11 Platypus Rise 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	\$565,000	&	\$595,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$680,000	*Hou	use	X	*Unit		Suburb	Botanic Ridge
Period-from	01 Oct 2017	to	30	Sep 20)18	Source	e	Corelogic

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

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.

Address of comparable property	Price	Date of sale
4 Teak Street Botanic Ridge VIC 3977	\$580,000	11-Dec-17
40 Nectar Road Botanic Ridge VIC 3977	\$561,500	18-Dec-17
12 Ringtail Close Botanic Ridge VIC 3977	\$560,000	19-Dec-17

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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4 Teak Street Botanic Ridge VIC 3977

Sold Price

\$580,000

Sold Date

11-Dec-17

Distance

0.16km



40 Nectar Road Botanic Ridge VIC Sold Price 3977

\$561,500

Sold Date

18-Dec-17







12 Ringtail Close Botanic Ridge VIC Sold Price 3977

\$560,000

Sold Date

19-Dec-17





0.25km Distance



39 Bottletree Road Botanic Ridge VIC 3977

Sold Price

\$550,000

Sold Date 17-Nov-17





Distance

0.35km



24 Nectar Road Botanic Ridge VIC Sold Price 3977

\$580,000

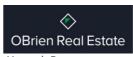
Sold Date

14-Jun-18

Distance

0.36km

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