

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

*House

X

*Unit

Suburb

Botanic Ridge

Period-from

01 Oct 2017

to

30 Sep 2018

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 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

4 2 2

Distance

0.16km



40 Nectar Road Botanic Ridge VIC
3977

Sold Price

\$561,500

Sold Date

18-Dec-17

4 2 2

Distance

0.23km



12 Ringtail Close Botanic Ridge VIC
3977

Sold Price

\$560,000

Sold Date

19-Dec-17

4 2 2

Distance

0.25km



39 Bottletree Road Botanic Ridge
VIC 3977

Sold Price

\$550,000

Sold Date

17-Nov-17

4 2 2

Distance

0.35km



24 Nectar Road Botanic Ridge VIC
3977

Sold Price

\$580,000

Sold Date

14-Jun-18

4 2 2

Distance

0.36km

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