

## 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

9 Principle Drive Botanic Ridge VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Land

Suburb

Botanic Ridge

Period-from

01 Jul 2019

to

30 Jun 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

8 Ezra Street Cranbourne East VIC 3977	\$355,000	03-Jul-20
17 Flanagan Crescent Cranbourne South VIC 3977	\$345,000	01-Jun-20
16 Remedy Drive Clyde VIC 3978	\$350,000	06-Apr-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.~~

This Statement of Information was prepared on: 07 July 2020



## OBrien Real Estate

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### 8 Ezra Street Cranbourne East VIC 3977

Sold Price

<sup>RS</sup> **\$355,000** <sup>UN</sup>

Sold Date

**03-Jul-20**



-



-



-

Distance

**2.89km**



### 17 Flanagan Crescent Cranbourne South VIC 3977

Sold Price

**\$345,000**

Sold Date

**01-Jun-20**



-



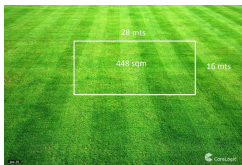
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2

Distance

**2.87km**



### 16 Remedy Drive Clyde VIC 3978

Sold Price

**\$350,000**

Sold Date

**06-Apr-20**



4



2



2

Distance

**4.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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