

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

52 Nectar Road 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jun 2019

to

31 May 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

19 Homevale Drive Botanic Ridge VIC 3977	\$785,000	12-Mar-19
12 Riverrun Drive Botanic Ridge VIC 3977	\$737,500	28-May-20
17 Gumleaf Place Botanic Ridge VIC 3977	\$774,000	28-Jan-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: 09 June 2020


19 Homevale Drive Botanic Ridge VIC 3977

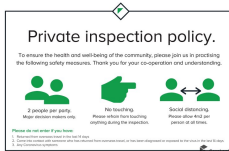
Sold Price

\$785,000

Sold Date

12-Mar-19
 4
 3
 2

Distance

0.18km

12 Riverrun Drive Botanic Ridge VIC 3977

Sold Price

^{RS} **\$737,500** ^{UN}

Sold Date

28-May-20
 5
 2
 2

Distance

0.24km

17 Gumleaf Place Botanic Ridge VIC 3977

Sold Price

\$774,000

Sold Date

28-Jan-20
 4
 2
 2

Distance

0.31km
RS = Recent sale

UN = Undisclosed Sale

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