

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

78 Riverwood Drive 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

\$590,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

*House

X

*Unit

Suburb

Botanic Ridge

Period-from

01 Apr 2018

to

31 Mar 2019

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

14 Cockatoo Street Botanic Ridge VIC 3977	\$590,000	15-Mar-19
31 Adrian Street Cranbourne East VIC 3977	\$580,000	21-Mar-19
11 Greenglade Way Cranbourne East VIC 3977	\$615,000	20-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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**14 Cockatoo Street Botanic Ridge
 VIC 3977**

 4  2  2

Sold Price **\$590,000** Sold Date **15-Mar-19**

Distance **0.39km**



**31 Adrian Street Cranbourne East
 VIC 3977**

 4  2  2

Sold Price **\$580,000** Sold Date **21-Mar-19**

Distance **1.92km**



**11 Greenglade Way Cranbourne
 East VIC 3977**

 4  2  2

Sold Price **\$615,000** Sold Date **20-Nov-18**

Distance **1.99km**

RS = Recent sale UN = Undisclosed Sale

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