

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

22 Long Street 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

\$695,000

&

\$735,000

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

12 Bellis Circuit Botanic Ridge VIC 3977	\$722,500	20-Jun-18
39 Station Creek Way Botanic Ridge VIC 3977	\$701,000	29-Aug-17
74 Royal St Georges Chase Botanic Ridge VIC 3977	\$700,000	03-May-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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**OBrien Real Estate**

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**12 Bellis Circuit Botanic Ridge VIC 3977**

Sold Price

\$722,500

Sold Date

20-Jun-18

4
 2
 2

Distance

0.37km**39 Station Creek Way Botanic Ridge VIC 3977**

Sold Price

\$701,000

Sold Date

29-Aug-17

4
 2
 2

Distance

0.63km**74 Royal St Georges Chase Botanic Ridge VIC 3977**

Sold Price

\$700,000

Sold Date

03-May-17

4
 2
 2

Distance

0.72km**4 Smiley Way Botanic Ridge VIC 3977**

Sold Price

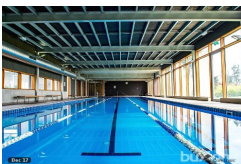
\$706,000

Sold Date

13-Jul-18

4
 2
 2

Distance

0.8km**58 Royal St Georges Chase Botanic Ridge VIC 3977**

Sold Price

\$725,500

Sold Date

15-Dec-17

4
 2
 2

Distance

0.85km**12 Fielding Close Botanic Ridge VIC 3977**

Sold Price

\$730,000

Sold Date

25-Aug-18

4
 2
 2

Distance

1.12km

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39 Shearing Shed Rise Botanic Ridge VIC 3977

4 2 2

Sold Price

\$705,000

Sold Date

02-Mar-18

Distance

1.13km



7 Waterhouse Way Botanic Ridge VIC 3977

4 2 2

Sold Price

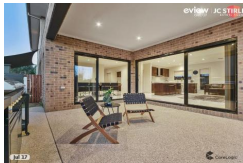
\$727,500

Sold Date

24-Oct-17

Distance

1.14km



81 Settlers Run Botanic Ridge VIC 3977

4 2 2

Sold Price

\$715,000

Sold Date

04-Sep-17

Distance

1.16km



11 Dundass Grove Botanic Ridge VIC 3977

4 2 2

Sold Price

\$700,000

Sold Date

17-Nov-17

Distance

1.25km



108 Station Creek Way Botanic Ridge VIC 3977

4 2 2

Sold Price

\$730,000

Sold Date

15-Mar-18

Distance

1.47km

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