

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

5 Botanic Ridge Boulevard 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

&

\$755,000

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

50 Green Mist Crescent Botanic Ridge VIC 3977

\$780,000

29-Mar-18

158 Settlers Run Botanic Ridge VIC 3977

\$801,000

05-Jul-17

188 Settlers Run Botanic Ridge VIC 3977

\$820,000

07-Nov-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.~~

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



50 Green Mist Crescent Botanic Ridge VIC 3977

Sold Price

\$780,000

Sold Date 29-Mar-18

4 2 2

Distance 0.16km



158 Settlers Run Botanic Ridge VIC 3977

Sold Price

\$801,000

Sold Date 05-Jul-17

4 2 2

Distance 0.75km



188 Settlers Run Botanic Ridge VIC 3977

Sold Price

\$820,000

Sold Date 07-Nov-17

4 2 2

Distance 0.79km



21 Limeburner Grove Botanic Ridge VIC 3977

Sold Price

\$778,000

Sold Date 08-Sep-17

4 2 2

Distance 0.81km



13 Smiley Way Botanic Ridge VIC 3977

Sold Price

\$801,000

Sold Date 24-May-18

4 2 2

Distance 0.92km



2 Lightfoot Rise Botanic Ridge VIC 3977

Sold Price

\$780,000

Sold Date 17-Jan-18

4 2 2

Distance 0.96km

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all



Hannah Preston

M 0412279277

E hannah.preston@obrienrealestate.com.au

for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



24 Royal St Georges Chase Botanic Ridge VIC 3977

Sold Price

\$775,000

Sold Date

15-Jan-18

4 2 2

Distance

1.08km



2 Ghost Gum Court Botanic Ridge VIC 3977

Sold Price

\$783,500

Sold Date

13-Dec-17

4 2 2

Distance

1.09km



33 Waterhouse Way Botanic Ridge VIC 3977

Sold Price

\$820,000

Sold Date

19-Jul-18

4 2 2

Distance

1.32km



125 Station Creek Way Botanic Ridge VIC 3977

Sold Price

\$810,000

Sold Date

06-Oct-17

4 2 2

Distance

1.49km



8 Gumleaf Place Botanic Ridge VIC 3977

Sold Price

\$790,000

Sold Date

01-Mar-18

4 2 2

Distance

3.88km



15 Gumleaf Place Botanic Ridge VIC 3977

Sold Price

\$780,000

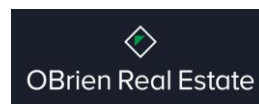
Sold Date

05-Feb-18

4 2 2

Distance

3.89km



Hannah Preston

M 0412279277

E hannah.preston@obrienrealestate.com.au

for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.