

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

145 SETTLERS RUN 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

\$895,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

22 APPLETREE RISE BOTANIC RIDGE VIC 3977	950000	24-May-22
26 RENNISON DRIVE BOTANIC RIDGE VIC 3977	945000	11-Apr-22
115 SETTLERS RUN BOTANIC RIDGE VIC 3977	950000	10-Apr-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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22 APPLETREE RISE BOTANIC RIDGE VIC 3977

3 2 3

Sold Price

950000

Sold Date **24-May-22**

Distance

0.88km



26 RENNISON DRIVE BOTANIC RIDGE VIC 3977

3 2 2

Sold Price

945000

Sold Date **11-Apr-22**

Distance

0.79km



115 SETTLERS RUN BOTANIC RIDGE VIC 3977

4 2 2

Sold Price

950000

Sold Date **10-Apr-22**

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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