

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

4 Auburn Grove 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

\$780,000

&

\$858,888

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jun 2020

to

31 May 2021

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









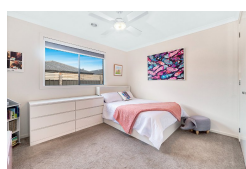



Date of sale

52 Nectar Road Botanic Ridge VIC 3977	\$765,000	17-Jun-20
15 Homevale Drive Botanic Ridge VIC 3977	\$822,500	02-Mar-20
14-16 Nectar Road Botanic Ridge VIC 3977	\$812,000	08-Apr-21

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: 14 June 2021

	52 Nectar Road Botanic Ridge VIC 3977	Sold Price	\$765,000	Sold Date 17-Jun-20
	 4  2  2			Distance 0.26km
	15 Homevale Drive Botanic Ridge VIC 3977	Sold Price	\$822,500	Sold Date 02-Mar-20
	 4  2  2			Distance 0.3km
	14-16 Nectar Road Botanic Ridge VIC 3977	Sold Price	^{RS} \$812,000	Sold Date 08-Apr-21
	 4  2  2			Distance 0.47km

RS = Recent sale UN = Undisclosed Sale

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