



OBrien Real Estate

Matthew Dewan

P 0416 638 019

M 5995 0500

E matthew.dewan@obrienrealestate.com.au

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

8 Jirakee Close 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

\$795,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

*House

X

*Unit

Suburb

Botanic Ridge

Period-from

01 Aug 2018

to

31 Jul 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 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

7 Bellis Circuit Botanic Ridge VIC 3977	\$775,000	02-Aug-19
54 Limeburner Grove Botanic Ridge VIC 3977	\$885,000	01-Aug-19
3 Waterhouse Way Botanic Ridge VIC 3977	\$790,000	13-Jun-19

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: 28 August 2019

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7 Bellis Circuit Botanic Ridge VIC 3977

Sold Price

\$775,000^{UN}

Sold Date

02-Aug-19



4



2



2

Distance

0.28km



54 Limeburner Grove Botanic Ridge VIC 3977

Sold Price

\$885,000^{UN}

Sold Date

01-Aug-19



5



3



2

Distance

1.01km



3 Waterhouse Way Botanic Ridge VIC 3977

Sold Price

\$790,000

Sold Date

13-Jun-19



4



2



2

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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