

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

9 Jasella Drive 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

\$740,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

*House

X

*Unit

Suburb

Botanic Ridge

Period-from

01 Jan 2018

to

31 Dec 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

30 Seaview Drive Botanic Ridge VIC 3977	\$762,500	05-Sep-18
7 Otway Rise Botanic Ridge VIC 3977	\$752,000	07-Nov-18
24 Cordia Avenue Botanic Ridge VIC 3977	\$750,000	17-Aug-18

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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**30 Seaview Drive Botanic Ridge
VIC 3977**

4 2 2

Sold Price

\$762,500

Sold Date

05-Sep-18

Distance

0.57km



**7 Otway Rise Botanic Ridge VIC
3977**

4 2 2

Sold Price

\$752,000

Sold Date

07-Nov-18

Distance

0.81km



**24 Cordia Avenue Botanic Ridge
VIC 3977**

4 2 2

Sold Price

\$750,000

Sold Date

17-Aug-18

Distance

0.96km

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