

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

3 Waterhouse Way 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

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,250

*House

X

*Unit

Suburb

Botanic Ridge

Period-from

01 Jun 2018

to

31 May 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

12 Duruga Court Botanic Ridge VIC 3977	\$795,750	04-May-19
15 Station Creek Way Botanic Ridge VIC 3977	\$850,000	19-Feb-19
40 Station Creek Way Botanic Ridge VIC 3977	\$788,000	27-Dec-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 6 months.~~

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OBrien Real Estate

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12 Duruga Court Botanic Ridge VIC 3977

Sold Price

^{RS}

\$795,750

Sold Date

04-May-19



4



2



2

Distance

0.65km



15 Station Creek Way Botanic Ridge VIC 3977

Sold Price

\$850,000

Sold Date

19-Feb-19



4



2



2

Distance

1.44km



40 Station Creek Way Botanic Ridge VIC 3977

Sold Price

\$788,000

Sold Date

27-Dec-18



4



2



2

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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