

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

6 Sparks Court 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$726,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Mar 2020

to

28 Feb 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

1 Fielding Close Botanic Ridge VIC 3977	\$970,000	10-Dec-20
17 Duruga Court Botanic Ridge VIC 3977	\$910,000	05-Mar-21
22 Limeburner Grove Botanic Ridge VIC 3977	\$940,000	04-Feb-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: 24 March 2021



1 Fielding Close Botanic Ridge VIC 3977 Sold Price **\$970,000** Sold Date **10-Dec-20**

 4  2  2

Distance **0.41km**



17 Duruga Court Botanic Ridge VIC 3977 Sold Price ^{RS} **\$910,000** ^{UN} Sold Date **05-Mar-21**

 4  2  2

Distance **0.41km**



22 Limeburner Grove Botanic Ridge VIC 3977 Sold Price **\$940,000** Sold Date **04-Feb-21**

 4  2  2

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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