

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

5 Celadon Grove, Botanic Ridge Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000 & \$622,000

Median sale price

Median price

\$710,000

Property Type

House

Suburb

Botanic Ridge

Period - From

01/04/2019

to

31/03/2020

Source

REIV

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
1	273 Smiths La BOTANIC RIDGE 3977	\$640,000	23/04/2020
2	2/24 Craig Rd FIVEWAYS 3977	\$640,000	11/02/2020
3	72 Hummingbird Dr BOTANIC RIDGE 3977	\$611,000	30/01/2020

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.~~

This Statement of Information was prepared on:

17/07/2020 13:28



Property Type: Land

Land Size: 400 sqm approx

Agent Comments

Comparable Properties



273 Smiths La BOTANIC RIDGE 3977 (REI/VG) Agent Comments



Price: \$640,000

Method: Private Sale

Date: 23/04/2020

Property Type: House

Land Size: 544 sqm approx

2/24 Craig Rd FIVEWAYS 3977 (VG)

Agent Comments



Price: \$640,000

Method: Sale

Date: 11/02/2020

Property Type: Strata Unit/Flat



72 Hummingbird Dr BOTANIC RIDGE 3977 (REI/VG)

Agent Comments



Price: \$611,000

Method: Private Sale

Date: 30/01/2020

Property Type: House

Land Size: 463 sqm approx