

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

7 Ringtail 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Land

Suburb

Botanic Ridge

Period-from

01 Feb 2020

to

31 Jan 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

6 Ringtail Close Botanic Ridge VIC 3977	\$667,000	17-Nov-20
32 Bottletree Road Botanic Ridge VIC 3977	\$630,000	28-Oct-20
4 Daisybank Terrace Botanic Ridge VIC 3977	\$630,000	24-Oct-20

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: 22 February 2021



6 Ringtail Close Botanic Ridge VIC 3977

Sold Price

\$667,000

Sold Date **17-Nov-20**
 4  2  2

Distance **0.05km**


32 Bottletree Road Botanic Ridge VIC 3977

Sold Price

\$630,000

Sold Date **28-Oct-20**
 -  2  2

Distance **0.09km**


4 Daisybank Terrace Botanic Ridge VIC 3977

Sold Price

Sold Date **24-Oct-20**
 4  2  2

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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