

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 Maintop Ridge 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jan 2020

to

31 Dec 2020

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

3 Maintop Ridge Botanic Ridge VIC 3977	\$855,000	02-Sep-20
14 Knowland Grove Botanic Ridge VIC 3977	\$800,000	04-Aug-20
34 Finlow Street Botanic Ridge VIC 3977	\$892,500	08-Aug-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: 07 January 2021



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3 Maintop Ridge Botanic Ridge VIC 3977

Sold Price

\$855,000

Sold Date **02-Sep-20**

5 3 2

Distance **0.02km**



14 Knowland Grove Botanic Ridge VIC 3977

Sold Price

\$800,000

Sold Date **04-Aug-20**

4 2 2

Distance **0.05km**



34 Finlow Street Botanic Ridge VIC 3977

Sold Price

\$892,500

Sold Date **08-Aug-20**

4 2 3

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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