

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

18 Bindarri Grove 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

\$329,500

&

\$344,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,500

Property type

Land

Suburb

Botanic Ridge

Period-from

01 Sep 2018

to

31 Aug 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

16 Ezra Street Cranbourne East VIC 3977	\$325,000	14-Feb-19
31 Heybridge Street Clyde VIC 3978	\$320,000	07-May-19
35 Heybridge Street Clyde VIC 3978	\$335,000	18-Jul-19

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: 18 September 2019



OBrien Real Estate

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16 Ezra Street Cranbourne East VIC 3977 Sold Price **\$325,000** Sold Date **14-Feb-19**

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Distance **2.5km**

31 Heybridge Street Clyde VIC 3978 Sold Price **\$320,000** Sold Date **07-May-19**

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Distance **3.77km**

35 Heybridge Street Clyde VIC 3978 Sold Price **\$335,000** Sold Date **18-Jul-19**

4 2 -

Distance **3.79km**

RS = Recent sale

UN = Undisclosed Sale

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