

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

67 Settlers Run 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

\$670,000

&

\$699,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Dec 2018

to

30 Nov 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

2 Eccles Way Botanic Ridge VIC 3977	\$680,000	16-Jul-19
9 Lotus Drive Botanic Ridge VIC 3977	\$682,000	29-Jul-19
15 Callista Street Botanic Ridge VIC 3977	\$675,000	03-Sep-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: 02 December 2019



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2 Eccles Way Botanic Ridge VIC 3977

4 beds 2 bathrooms 2 cars

Sold Price **\$680,000** Sold Date **16-Jul-19**

Distance **0.8km**



9 Lotus Drive Botanic Ridge VIC 3977

4 beds 2 bathrooms 2 cars

Sold Price ^{RS} **\$682,000** Sold Date **29-Jul-19**

Distance **1.11km**



15 Callista Street Botanic Ridge VIC 3977

4 beds 2 bathrooms 2 cars

Sold Price **\$675,000** Sold Date **03-Sep-19**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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