

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

177 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

*House

X

*Unit

Suburb

Botanic Ridge

Period-from

01 May 2018

to

30 Apr 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 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

| | | |
|---|-----------|-----------|
| 22 Triandra Court Botanic Ridge VIC 3977 | \$745,000 | 05-Apr-19 |
| 8 Adriana Circuit Botanic Ridge VIC 3977 | \$710,000 | 23-Mar-19 |
| 21 Sandstone Drive Botanic Ridge VIC 3977 | \$685,000 | 10-Feb-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 six months.~~

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OBrien Real Estate

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**22 Triandra Court Botanic Ridge
VIC 3977**

Sold Price

^{RS}

\$745,000

Sold Date

05-Apr-19

4 2 2

Distance

0.76km



**8 Adriana Circuit Botanic Ridge VIC
3977**

Sold Price

^{RS}

\$710,000

Sold Date

23-Mar-19

4 2 2

Distance

0.44km



**21 Sandstone Drive Botanic Ridge
VIC 3977**

Sold Price

\$685,000

Sold Date

10-Feb-19

4 2 2

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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