

Matthew Dewan

P 0416 638 019

M 5995 0500

E matthew.dewan@obrienrealestate.com.au

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	10 Triandra Court Botanic Ridge VIC 3977									
Indicative selling price For the meaning of this price	e see consumer.vid	c.gov.a	au/und	erquoting	t*D) و	elete s	ingle price	or range a	s applicable)	
Single Price				or range between		\$720	0,000	&	\$770,000	
Median sale price (*Delete house or unit as ap	plicable)									
Median Price	\$730,000	*⊢	louse	X	3	*Unit		Suburb	Botanic Ridge	
Period-from	01 Apr 2018	to	31	Mar 20	19		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.

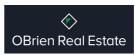
Address of comparable property	Price	Date of sale	
22 Triandra Court Botanic Ridge VIC 3977	\$745,000	05-Apr-19	
13 Lotus Drive Botanic Ridge VIC 3977	\$770,000	19-Nov-18	
170 Settlers Run Botanic Ridge VIC 3977	\$760,000	06-Feb-19	

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.

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Matthew Dewan P 0416 638 019

M 5995 0500

E matthew.dewan@obrienrealestate.com.au



22 Triandra Court Botanic Ridge **VIC 3977**

Sold Price

RS **\$745,000** Sold Date **05-Apr-19**

Distance 0.1km



13 Lotus Drive Botanic Ridge VIC 3977

\$ 2

Sold Price

\$770,000 Sold Date 19-Nov-18

Distance 0.6km



170 Settlers Run Botanic Ridge VIC Sold Price 3977

\$760,000 Sold Date 06-Feb-19

四 4

四 4

₾ 2 ⇔ 2

₽ 2

Distance

0.73km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.