

## 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

40 Green Mist Crescent 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

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

\*House

X

\*Unit

Suburb

Botanic Ridge

Period-from

01 Oct 2017

to

30 Sep 2018

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

50 Green Mist Crescent Botanic Ridge VIC 3977	\$780,000	29-Mar-18
188 Settlers Run Botanic Ridge VIC 3977	\$820,000	07-Nov-17
158 Settlers Run Botanic Ridge VIC 3977	\$801,000	05-Jul-17

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

Hannah Preston

M 0412279277

E hannah.preston@obrienrealestate.com.au



**50 Green Mist Crescent Botanic Ridge VIC 3977**

Sold Price

**\$780,000**

Sold Date

**29-Mar-18**

4 2 2

Distance

**0.06km**



**188 Settlers Run Botanic Ridge VIC 3977**

Sold Price

**\$820,000**

Sold Date

**07-Nov-17**

4 2 2

Distance

**0.67km**



**158 Settlers Run Botanic Ridge VIC 3977**

Sold Price

**\$801,000**

Sold Date

**05-Jul-17**

4 2 2

Distance

**0.74km**



**13 Smiley Way Botanic Ridge VIC 3977**

Sold Price

Sold Date

**24-May-18**

4 2 2

Distance

**0.85km**



**2 Lightfoot Rise Botanic Ridge VIC 3977**

Sold Price

**\$780,000**

Sold Date

**17-Jan-18**

4 2 2

Distance

**1.09km**



**2 Ghost Gum Court Botanic Ridge VIC 3977**

Sold Price

**\$783,500**

Sold Date

**13-Dec-17**

4 2 2

Distance

**1.14km**

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**125 Station Creek Way Botanic Ridge VIC 3977**

4 2 2

Sold Price

**\$810,000**

Sold Date

**06-Oct-17**

Distance

**1.42km**



**33 Waterhouse Way Botanic Ridge VIC 3977**

4 2 2

Sold Price

**\$820,000**

Sold Date

**19-Jul-18**

Distance

**1.47km**



**8 Gumleaf Place Botanic Ridge VIC 3977**

4 2 2

Sold Price

**\$790,000**

Sold Date

**01-Mar-18**

Distance

**3.81km**



**15 Gumleaf Place Botanic Ridge VIC 3977**

4 2 2

Sold Price

**\$780,000**

Sold Date

**05-Feb-18**

Distance

**3.82km**

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