

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

6 Kendon Drive 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

\$1,180,000

&

\$1,230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jun 2020

to

31 May 2021

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

19 Green Mist Crescent Botanic Ridge VIC 3977	\$1,187,500	30-Apr-21
64 Royal St Georges Chase Botanic Ridge VIC 3977	\$1,187,500	18-Apr-21

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.

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19 Green Mist Crescent Botanic Ridge VIC 3977

5 2 2

Sold Price ^{RS} **\$1,187,500** Sold Date **30-Apr-21**

Distance **0.55km**



64 Royal St Georges Chase Botanic Ridge VIC 3977

4 4 2

Sold Price Sold Date **18-Apr-21**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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