

## 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

31 Callista Street Botanic Ridge VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Sep 2020

to

31 Aug 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

9 Callista Street Botanic Ridge VIC 3977	\$870,000	30-Jan-21
4 Carissa Drive Botanic Ridge VIC 3977	\$870,000	20-Sep-21
8 Carissa Drive Botanic Ridge VIC 3977	\$880,000	24-Aug-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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OBrien Real Estate

Abby Fraser

M 0417705458

E abby.fraser@obre.com.au



**9 Callista Street Botanic Ridge VIC 3977**

Sold Price

**\$870,000**

Sold Date

**30-Jan-21**

4 2 2

Distance

**0.24km**



**4 Carissa Drive Botanic Ridge VIC 3977**

Sold Price

<sup>RS</sup> **\$870,000**

Sold Date

**20-Sep-21**

4 2 2

Distance

**0.46km**



**8 Carissa Drive Botanic Ridge VIC 3977**

Sold Price

<sup>RS</sup> **\$880,000**

Sold Date

**24-Aug-21**

4 2 2

Distance

**0.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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