

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

94 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

or range
between

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 May 2020

to

30 Apr 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

6 Sparks Court Botanic Ridge VIC 3977	\$988,000	14-Apr-21
27 Finlow Street Botanic Ridge VIC 3977	\$920,000	24-Oct-20
24 Finlow Street Botanic Ridge VIC 3977	\$890,000	05-Nov-20

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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6 Sparks Court Botanic Ridge VIC 3977

Sold Price

^{RS}

\$988,000

Sold Date

14-Apr-21

3 2 2

Distance

0.14km



27 Finlow Street Botanic Ridge VIC 3977

Sold Price

\$920,000

Sold Date

24-Oct-20

4 2 3

Distance

0.21km



24 Finlow Street Botanic Ridge VIC 3977

Sold Price

\$890,000

Sold Date

05-Nov-20

4 2 4

Distance

0.21km



1 Fielding Close Botanic Ridge VIC 3977

Sold Price

\$970,000

Sold Date

10-Dec-20

4 2 2

Distance

0.31km



17 Duruga Court Botanic Ridge VIC 3977

Sold Price

^{RS}

\$910,000

^{UN}

Sold Date

05-Mar-21

4 2 2

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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