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 Greenwood Court 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	$760,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	House	Suburb	Botanic Ridge
Period-from	01 Oct 2018	to	30 Sep 2019	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
3 Waterhouse Way Botanic Ridge VIC 3977	$790,000	13-Jun-19
21 Espie Court Botanic Ridge VIC 3977	$820,000	24-Jun-19
7 Bellis Circuit Botanic Ridge VIC 3977	$775,000	29-Jul-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 6 months.~~

This Statement of Information was prepared on: 28 October 2019

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3 Waterhouse Way Botanic Ridge VIC 3977

4 2 2

Sold Price **$790,000** Sold Date **13-Jun-19**

Distance **0.28km**



21 Espie Court Botanic Ridge VIC 3977

4 2 3

Sold Price **$820,000** Sold Date **24-Jun-19**

Distance **0.47km**



7 Bellis Circuit Botanic Ridge VIC 3977

4 2 2

Sold Price **$775,000** Sold Date **29-Jul-19**

Distance **1.05km**

RS = Recent sale **UN** = Undisclosed Sale

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