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	9 Cockatoo Street 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	$710,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$706,000	Property type	House	Suburb	Botanic Ridge
Period-from	01 Sep 2019	to	31 Aug 2020	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.

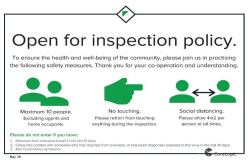
Address of comparable property	Price	Date of sale
12 Riverrun Drive Botanic Ridge VIC 3977	$737,500	20-May-20
22 Bottletree Road Botanic Ridge VIC 3977	$710,000	27-Jul-20
4 Broadgreen Street Botanic Ridge VIC 3977	$726,000	18-Feb-20

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.~~

This Statement of Information was prepared on: 01 September 2020

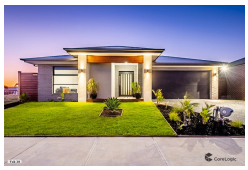
OBrien Real Estate
Matthew Dewan
P 0416 638 019
M 5995 0500
E matthew.dewan@obrienrealestate.com.au



12 Riverrun Drive Botanic Ridge VIC 3977
4 2 2
Sold Price **$737,500** Sold Date **20-May-20**
Distance **0.07km**



22 Bottletree Road Botanic Ridge VIC 3977
4 2 2
Sold Price RS **$710,000** Sold Date **27-Jul-20**
Distance **0.07km**



4 Broadgreen Street Botanic Ridge VIC 3977
4 2 2
Sold Price **$726,000** Sold Date **18-Feb-20**
Distance **0.55km**

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

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