OBrien Real Estate

STATEMENT OF INFORMATION

Prepared on 30 April 2017

House Offered for Sale

17 Duruga Court Botanic Ridge VIC 3977

4 2 2

Indicative Selling Price

$750,000 — $820,000

Median Sale Price of Houses in Botanic Ridge between Feb 2016 - Jan 2017

$603,500 (Source: CoreLogic)

Comparable Sales

These are the 3 properties sold within 2 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



5 Ghost Gum Court Botanic Ridge VIC 3977

4 2 2

Sold Price	**$760,000**
Sold Date	24-Feb-17
Distance	0.16km



20 Kendon Drive Botanic Ridge VIC 3977

4 2 2

Sold Price	**$820,000**
Sold Date	20-Feb-17
Distance	0.98km



37 Sandstone Drive Botanic Ridge VIC 3977

4 2 2

Sold Price	**$705,000**
Sold Date	11-Nov-16
Distance	0.22km

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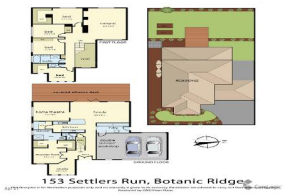
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42 Callista Street Botanic Ridge VIC 3977

4 2 2

Sold Price	**$715,000**
Sold Date	23-Jan-17
Distance	0.54km



153 Settlers Run Botanic Ridge VIC 3977

5 2 2

Sold Price	**$710,000**
Sold Date	21-Dec-16
Distance	0.4km

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