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 Cornflower Rise 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	$685,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$692,250	Property type	House	Suburb	Botanic Ridge
Period-from	01 Jul 2019	to	30 Jun 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
4 Broadgreen Street Botanic Ridge VIC 3977	$726,000	18-Feb-20
16 Gumleaf Place Botanic Ridge VIC 3977	$680,000	18-Mar-20
273 Smiths Lane Botanic Ridge VIC 3977	$640,000	08-Apr-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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4 Broadgreen Street Botanic Ridge VIC 3977

4 2 2

Sold Price **$726,000** Sold Date **18-Feb-20**

Distance **0.67km**

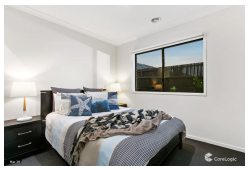


16 Gumleaf Place Botanic Ridge VIC 3977

4 2 2

Sold Price **$680,000** Sold Date **18-Mar-20**

Distance **0.68km**



273 Smiths Lane Botanic Ridge VIC 3977

4 2 2

Sold Price **$640,000** Sold Date **08-Apr-20**

Distance **1.78km**

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

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