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<br>Including suburb and postcode | 18 PRINCIPLE DRIVE 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 | $690,000 | & | $750,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $930,000 | Property type | House | Suburb | Botanic Ridge |
| Period-from | 01 Dec 2021 | to | 30 Nov 2022 | 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 |
|---|---|---|
| 14 COCKATOO STREET BOTANIC RIDGE VIC 3977 | $735,000 | 12-Sep-22 |
| 29 BOTTLETREE ROAD BOTANIC RIDGE VIC 3977 | $742,500 | 14-Jun-22 |
| 19 RIVERWOOD DRIVE BOTANIC RIDGE VIC 3977 | $740,000 | 23-Aug-22 |

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: 12 December 2022



CONSUMER AFFAIRS VICTORIA

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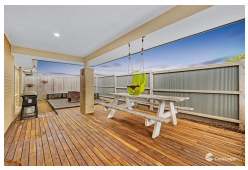


**14 COCKATOO STREET BOTANIC RIDGE VIC 3977**

4 2 2

Sold Price **$735,000** Sold Date **12-Sep-22**

Distance **0.7km**



**29 BOTTLETREE ROAD BOTANIC RIDGE VIC 3977**

3 2 2

Sold Price **$742,500** Sold Date **14-Jun-22**

Distance **0.53km**



**19 RIVERWOOD DRIVE BOTANIC RIDGE VIC 3977**

3 2 2

Sold Price **$740,000** Sold Date **23-Aug-22**

Distance **0.44km**

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

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