

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 Eccles Way 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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Nov 2018

to

31 Oct 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

2 Eccles Way Botanic Ridge VIC 3977	\$680,000	16-Jul-19
5 Caldenia Court Botanic Ridge VIC 3977	\$720,222	24-Oct-19
16 Station Creek Way Botanic Ridge VIC 3977	\$710,000	30-Aug-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: 18 November 2019


2 Eccles Way Botanic Ridge VIC 3977
 4  2  2

Sold Price

\$680,000

Sold Date

16-Jul-19

Distance

0.03km

5 Caldenia Court Botanic Ridge VIC 3977
 4  2  2

Sold Price

^{RS} **\$720,222**

Sold Date

24-Oct-19

Distance

0.19km

16 Station Creek Way Botanic Ridge VIC 3977
 4  2  2

Sold Price

\$710,000

Sold Date

30-Aug-19

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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