

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

2 Greenwood Court 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

\$950,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jul 2020

to

30 Jun 2021

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

6 Sparks Court Botanic Ridge VIC 3977	\$988,000	04-Apr-21
5 Seaview Drive Botanic Ridge VIC 3977	\$980,000	28-Apr-21

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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6 Sparks Court Botanic Ridge VIC 3977

Sold Price

\$988,000

Sold Date

04-Apr-21

 4  2  2

Distance

0.18km



5 Seaview Drive Botanic Ridge VIC 3977

Sold Price

\$980,000

Sold Date

28-Apr-21

 4  2  2

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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