

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

29 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$937,500

Property type

House

Suburb

Botanic Ridge

Period-from

01 Oct 2021

to

30 Sep 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

41 NECTAR ROAD BOTANIC RIDGE VIC 3977	\$815,000	12-Aug-22
20 CELADON GROVE BOTANIC RIDGE VIC 3977	\$850,000	19-May-22
6 JASELLA DRIVE BOTANIC RIDGE VIC 3977	\$850,000	27-Apr-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: 17 October 2022



41 NECTAR ROAD BOTANIC RIDGE VIC 3977

Sold Price

^{RS}

\$815,000

Sold Date

12-Aug-22



4



2



2

Distance

0.56km



20 CELADON GROVE BOTANIC RIDGE VIC 3977

Sold Price

\$850,000

Sold Date

19-May-22



4



2



2

Distance

0.6km



6 JASELLA DRIVE BOTANIC RIDGE VIC 3977

Sold Price

Sold Date

27-Apr-22



4



2



2

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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