

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

13 RIVERRUN 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

\$605,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,500

Property type

House

Suburb

Botanic Ridge

Period-from

01 Nov 2023

to

31 Oct 2024

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

38 STRINGLEAF STREET BOTANIC RIDGE VIC 3977	640000	16-Oct-24
9 LEMONGRASS STREET BOTANIC RIDGE VIC 3977	650000	12-May-24
12 LEMONGRASS STREET BOTANIC RIDGE VIC 3977	595000	05-Jul-24

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: 19 November 2024

Mark Stott
P 8738 7228
M 402047116
E mark.stott@obrienrealestate.com.au



**38 STRINGLEAF STREET
BOTANIC RIDGE VIC 3977**

 4  2  2

Sold Price

^{RS}

640000

Sold Date

16-Oct-24

Distance

0.19km



**9 LEMONGRASS STREET BOTANIC
RIDGE VIC 3977**

 4  2  2

Sold Price

650000

Sold Date

12-May-24

Distance

0.1km



**12 LEMONGRASS STREET BOTANIC
RIDGE VIC 3977**

 4  2  2

Sold Price

595000

Sold Date

05-Jul-24

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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