

# Market Report

Botanic Ridge & Cranbourne South



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## Sold Properties

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### 34 Callista Street Botanic Ridge VIC 3977

Sale Price: Not Disclosed

Sale Date: 12 Apr 2022

Area: 760m2 Approx

Attributes: 4 Beds, 2 Baths, 2 Car Spaces

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### 3 Freycinet Drive Botanic Ridge VIC 3977

Sale Price: Not Disclosed

Sale Date: 15 Apr 2022

Area: 412m2 Approx

Eq. Building Area: 158.0m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages

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### 7 Greenwood Court Botanic Ridge VIC 3977

Sale Price: \$1,350,000

Sale Date: 2 Apr 2022

Area: 666m2 Approx

Attributes: 5 Beds, 3 Baths, 4 Car Spaces

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### 47 Royal St Georges Chase Botanic Ridge VIC 3977

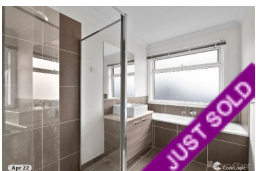
Sale Price: \$625,000

Sale Date: 5 Apr 2022

Area: 236m2 Approx

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

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### 7 Seasons Drive Botanic Ridge VIC 3977

Sale Price: Not Disclosed

Sale Date: 22 Apr 2022

Area: 225m2 Approx

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages

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### 115 Settlers Run Botanic Ridge VIC 3977

Sale Price: \$950,000

Sale Date: 15 Apr 2022

Area: 706m2 Approx

Eq. Building Area: 214.87m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



### 191 Settlers Run Botanic Ridge VIC 3977

Sale Price: Not Disclosed

Sale Date: 12 Apr 2022

Area: 1,001m2 Approx

Eq. Building Area: 278.0m2

Attributes: 5 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



### 24 Shearing Shed Rise Botanic Ridge VIC 3977

Sale Price: Not Disclosed

Sale Date: 11 Apr 2022

Area: 641m2 Approx

Attributes: 4 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages



### 67 Edgar Avenue Cranbourne South VIC 3977

Sale Price: \$702,000

Sale Date: 13 Apr 2022

Area: 336m2 Approx

Eq. Building Area: 132.44m2

Attributes: 4 Beds, 2 Baths, 1 Car Spaces

# Summary

## Summary Sales History

	Quantity	Lowest Sale	Highest	Median	Average	Total Value
*EXCLUDED	5					
HOUSE	3	\$702,000	\$1,350,000	\$950,000	\$1,000,666	\$3,002,000
UNIT	1	\$625,000	\$625,000	\$625,000	\$625,000	\$625,000
<b>TOTAL</b>	<b>9</b>					<b>\$3,627,000</b>

## Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
*EXCLUDED		5				
HOUSE	4 Bed	2	\$702,000	\$950,000	\$826,000	\$826,000
	5+ Bed	1	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000
UNIT	3 Bed	1	\$625,000	\$625,000	\$625,000	\$625,000
<b>TOTAL</b>		<b>9</b>				<b>\$403,000</b>

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