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<br>Including suburb and postcode | 285 Smiths Lane 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 | $880,000 | & | $920,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $800,000 | Property type | House | Suburb | Botanic Ridge |
| Period-from | 01 Oct 2020 | to | 30 Sep 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 |
|---|---|---|
| 34 Seaview Drive Botanic Ridge VIC 3977 | $880,000 | 13-Oct-21 |
| 8 Carissa Drive Botanic Ridge VIC 3977 | $880,000 | 24-Aug-21 |
| 28 Knowland Grove Botanic Ridge VIC 3977 | $902,222 | 24-Sep-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.~~

This Statement of Information was prepared on: 20 October 2021

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**34 Seaview Drive Botanic Ridge VIC 3977**

4 2 2

Sold Price RS $880,000 Sold Date 13-Oct-21

Distance 0.58km



**8 Carissa Drive Botanic Ridge VIC 3977**

4 2 2

Sold Price Sold Date 24-Aug-21

Distance 0.78km




**28 Knowland Grove Botanic Ridge VIC 3977**

4 2 2

Sold Price RS $902,222 Sold Date 24-Sep-21

Distance 1.08km

**RS** = Recent sale **UN** = Undisclosed Sale

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