



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Jirakee Close, BOTANIC RIDGE 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$730,000 - \$770,000**

### Median sale price

Median **House** for **BOTANIC RIDGE** for period **Feb 2019 - Apr 2019**

Sourced from **RP Data / Core Logic**.

**\$750,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**170 Settlers Run,**  
Botanic Ridge 3977

**Price \$760,000** Sold 06  
February 2019

**6 Jindara Avenue,**  
Botanic Ridge 3977

**Price \$730,000** Sold 21 May  
2019

**22 Triandra Court,**  
Botanic Ridge 3977

**Price \$745,000** Sold 28  
February 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data / Core Logic.

House

4 beds

2 baths

2 parking

### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

### Contact agents



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