

## 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

11 LIGHTFOOT RISE BOTANIC RIDGE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jun 2021

to

31 May 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

4 WATERHOUSE WAY BOTANIC RIDGE VIC 3977	\$830,000	22-Feb-22
59 LONG STREET BOTANIC RIDGE VIC 3977	\$910,000	15-Dec-21
11 LONG STREET BOTANIC RIDGE VIC 3977	\$800,000	24-Dec-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: 09 June 2022



#### 4 WATERHOUSE WAY BOTANIC RIDGE VIC 3977

3 2 2

Sold Price **\$830,000** Sold Date **22-Feb-22**

Distance **0.64km**



#### 59 LONG STREET BOTANIC RIDGE VIC 3977

3 2 2

Sold Price **\$910,000** Sold Date **15-Dec-21**

Distance **0.61km**



#### 11 LONG STREET BOTANIC RIDGE VIC 3977

3 2 2

Sold Price **\$800,000** Sold Date **24-Dec-21**

Distance **0.75km**



#### 68 ROYAL ST GEORGES CHASE BOTANIC RIDGE VIC 3977

3 2 2

Sold Price **\$950,000** Sold Date **08-Dec-21**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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