

# 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 19 Finlow Street, 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 \$1,180,000 & \$1,250,000

### Median sale price

Median price \$778,750 Property type House Suburb Botanic Ridge

Period - From 01 January 2021 to 26 June 2021 Source Pricefinder

### 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 six 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
1 21 Ridgeline Drive, Botanic Ridge VIC 3977	\$ 1,125,000	15/03/2021
2 19 Green Mist Crescent, Botanic Ridge VIC 3977	\$ 1,187,500	30/04/2021
3	\$	

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 six months.

This Statement of Information was prepared on: 26 June 2021