

# 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 Lot 1413 Tulloch Street, Botanic Ridge 3977 – 448m2

### 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 \$\*\$399,000

### Median sale price

Median price \$ 720,000

Property type House

Suburb Botanic Ridge

Period - From 1/9/19

to

2/9/19

Source Realestate.com.au

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 Lot 130 Bandicoot Blvd, Botanic Ridge 3977 – 448m2	\$ 347,000	16/7/20
2 Lot 129 Bandicoot Blvd, Botanic Ridge 3977 – 448m2	\$ 337,000	31/7/20
3 9 Principle Drive, Botanic Ridge 3977 – 448m2	\$ 350,000	28/8/20

This Statement of Information was prepared on: 6/10/20