

# 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 3 Bellis Circuit, 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)

Price Range

\$860,000

&

\$945,000

### Median sale price

Median price

\$781,500

Property Type

House

Suburb

Botanic Ridge (3977)

Period - From

01/07/2020

to

30/06/2021

Source

Pricefinder

### Comparable property sales

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
11 JIRAKEE CLOSE, BOTANIC RIDGE VIC 3977	\$900,000	26/08/2021
8 CARISSA DRIVE, BOTANIC RIDGE VIC 3977	\$880,000	24/08/2021
14 CALLISTA STREET, BOTANIC RIDGE VIC 3977	\$911,000	23/06/2021

This Statement of Information was prepared on: 27/09/2021