

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

9 Torossi Way, Botanic Ridge Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$770,000

Median sale price

Median price \$935,000

Property Type House

Suburb Botanic Ridge

Period - From 30/06/2021

to

29/06/2022

Source REIV

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	29 Bottletree Rd, Botanic Ridge, Vic 3977, Australia	\$742,500	21/06/2022
2	11 Lightfoot Rise BOTANIC RIDGE 3977	\$845,000	15/06/2022
3	3 Freycinet Dr BOTANIC RIDGE 3977	\$767,500	04/04/2022

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:

30/06/2022 12:09

9 Torossi Way, Botanic Ridge Vic 3977

**Stockdale
& Leggo**

Darren Eichenberger

9775 7500

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Indicative Selling Price

\$700,000 - \$770,000

Median House Price

30/06/2021 - 29/06/2022: \$935,000



 3  2  2

Property Type: House

Land Size: 510 sqm approx

Agent Comments

Comparable Properties

29 Bottletree Rd, Botanic Ridge, Vic 3977, Australia (REI)

Agent Comments

 3  2  2

Price: \$742,500

Method:

Date: 21/06/2022

Property Type: House



11 Lightfoot Rise BOTANIC RIDGE 3977 (REI)

Agent Comments

 3  2  2

Price: \$845,000

Method: Private Sale

Date: 15/06/2022

Property Type: House

3 Freycinet Dr BOTANIC RIDGE 3977 (VG)

Agent Comments

 3  -  -

Price: \$767,500

Method: Sale

Date: 04/04/2022

Property Type: House (Res)

Land Size: 412 sqm approx

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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