

## 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

1 MORINDA DRIVE 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

\$935,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$910,500

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jul 2021

to

30 Jun 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 TOWBEET WAY BOTANIC RIDGE VIC 3977	\$975,000	14-Apr-22
17 MAINTOP RIDGE BOTANIC RIDGE VIC 3977	\$970,000	03-Jun-22
115 SETTLERS RUN BOTANIC RIDGE VIC 3977	\$950,000	10-Apr-22

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: 20 July 2022



**4 TOWBEET WAY BOTANIC RIDGE VIC 3977** Sold Price **\$975,000** Sold Date **14-Apr-22**

 4  2  2

Distance **0.3km**



**17 MAINTOP RIDGE BOTANIC RIDGE VIC 3977** Sold Price <sup>RS</sup> **\$970,000** Sold Date **03-Jun-22**

 4  2  2

Distance **0.53km**



**115 SETTLERS RUN BOTANIC RIDGE VIC 3977** Sold Price **\$950,000** Sold Date **10-Apr-22**

 4  2  2

Distance **0.63km**

**RS** = Recent sale **UN** = Undisclosed Sale

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