

## 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

48 LIMEBURNER GROVE BOTANIC RIDGE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$920,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$932,500

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jan 2022

to

31 Dec 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 11 BELVISTA WAY BOTANIC RIDGE VIC 3977      | \$985,000 | 26-Oct-22 |
| 60 STATION CREEK WAY BOTANIC RIDGE VIC 3977 | \$975,000 | 06-Oct-22 |
| 22 KENDON DRIVE BOTANIC RIDGE VIC 3977      | \$975,000 | 29-Aug-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: 10 January 2023



## 11 BELVISTA WAY BOTANIC RIDGE VIC 3977

Sold Price

**\$985,000**

Sold Date

**26-Oct-22**



3



2



2

Distance

**0.87km**



## 60 STATION CREEK WAY BOTANIC RIDGE VIC 3977

Sold Price

**\$975,000**

Sold Date

**06-Oct-22**



4



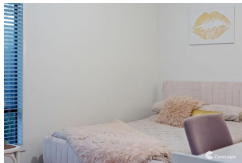
2



2

Distance

**0.98km**



## 22 KENDON DRIVE BOTANIC RIDGE VIC 3977

Sold Price

Sold Date

**29-Aug-22**



4



2



2

Distance

**1.08km**

RS = Recent sale

UN = Undisclosed Sale

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