

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 Caldenia Court, Botanic Ridge Vic 3977

Indicative selling price

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

Range between \$845,000 & \$920,000

Median sale price

Median price

\$975,000

Property Type

House

Suburb

Botanic Ridge

Period - From

01/10/2022

to

31/12/2022

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	48 Maintop Ridg BOTANIC RIDGE 3977	\$915,000	15/11/2022
2	119 Station Creek Way BOTANIC RIDGE 3977	\$910,000	24/11/2022
3	71 Long St BOTANIC RIDGE 3977	\$865,000	19/12/2022

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:

25/03/2023 12:37



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Property Type: House
Land Size: 661 sqm approx
Agent Comments

Indicative Selling Price
\$845,000 - \$920,000
Median House Price
December quarter 2022: \$975,000

Comparable Properties



48 Maintop Ridg BOTANIC RIDGE 3977 (VG)

Agent Comments

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Price: \$915,000
Method: Sale
Date: 15/11/2022
Property Type: House (Res)
Land Size: 506 sqm approx

119 Station Creek Way BOTANIC RIDGE 3977 (VG)

Agent Comments

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Price: \$910,000
Method: Sale
Date: 24/11/2022
Property Type: House (Res)
Land Size: 621 sqm approx



71 Long St BOTANIC RIDGE 3977 (VG)

Agent Comments

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Price: \$865,000
Method: Sale
Date: 19/12/2022
Property Type: House (Res)
Land Size: 562 sqm approx