

## 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

30 BERRYBANK TERRACE 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

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jun 2023

to

31 May 2024

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

2 FLORIAN WAY BOTANIC RIDGE VIC 3977

\$615,000

22-Mar-24

21 SEASONS DRIVE BOTANIC RIDGE VIC 3977

\$600,000

16-Jan-24

66 HUMMINGBIRD DRIVE BOTANIC RIDGE VIC 3977

\$753,000

01-Jan-24

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: 24 June 2024

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**2 FLORIAN WAY BOTANIC RIDGE  
VIC 3977**

Sold Price

**\$615,000**

Sold Date

**22-Mar-24**

4 2 2

Distance

**0.29km**



**21 SEASONS DRIVE BOTANIC  
RIDGE VIC 3977**

Sold Price

**\$600,000**

Sold Date

**16-Jan-24**

4 2 2

Distance

**0.11km**



**66 HUMMINGBIRD DRIVE BOTANIC  
RIDGE VIC 3977**

Sold Price

**\$753,000**

Sold Date

**01-Jan-24**

4 2 2

Distance

**0.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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