

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

41 Nectar Road, Botanic Ridge Vic 3977

Indicative selling price

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

Range between \$770,000

&

\$825,000

Median sale price

Median price \$885,000

Property Type House

Suburb Botanic Ridge

Period - From 01/04/2021

to 31/03/2022

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	20 Celadon Gr BOTANIC RIDGE 3977	\$850,000	19/05/2022
2	13 Lindenderry Rd BOTANIC RIDGE 3977	\$830,000	04/04/2022
3	97 Hummingbird Dr BOTANIC RIDGE 3977	\$750,000	14/04/2022

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:

15/07/2022 13:57



Property Type: Land

Land Size: 448 sqm approx

Agent Comments

Comparable Properties

20 Celadon Gr BOTANIC RIDGE 3977 (VG)

Agent Comments



Price: \$850,000

Method: Sale

Date: 19/05/2022

Property Type: House (Res)

Land Size: 625 sqm approx

13 Lindenderry Rd BOTANIC RIDGE 3977 (VG)

Agent Comments



Price: \$830,000

Method: Sale

Date: 04/04/2022

Property Type: House (Res)

Land Size: 448 sqm approx

97 Hummingbird Dr BOTANIC RIDGE 3977 (VG)

Agent Comments



Price: \$750,000

Method: Sale

Date: 14/04/2022

Property Type: House (Res)

Land Size: 400 sqm approx