



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**15 (Lot 404) Altitude Drive,  
BOTANIC RIDGE 3977**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$400,000 - \$439,500**

### Median sale price

Median **Vacant Land** for **BOTANIC RIDGE** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$355,000**

### Comparable property sales

**82 (Lot 110) Nectar Road,**  
Botanic Ridge 3977

Price **\$415,000** Sold 19 June  
2019

**67 (Lot 312) Riverwood Drive,**  
Botanic Ridge 3977

Price **\$400,000** Sold 17 July  
2019

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 25th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

### Contact agents



**Paul Ringeri**  
Ray White

(03) 5990 9513  
0412 364 893  
[paul.ringeri@raywhite.com](mailto:paul.ringeri@raywhite.com)



**Dwayne Rajaratnam**  
Ray White

(03) 5990 9505  
0422 104 612  
[dwayne.rajaratnam@raywhite.com](mailto:dwayne.rajaratnam@raywhite.com)

