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

13 APPLETREE RISE BOTANIC RIDGE VIC 3977

Indicative selling price

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

| Single Price | | | or range between | | \$980,000 | & | \$1,030,000 | |
|---|-------------|------|---------------------|-------|-----------|--------|---------------|--|
| Median sale price (*Delete house or unit as ap | plicable) | | | | | | | |
| Median Price | \$922,500 | Prop | erty type | House | | Suburb | Botanic Ridge | |
| Period-from | 01 May 2022 | to | 30 Apr 2 | 023 | 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 |
|--|-------------|--------------|
| 7 RIDGELINE DRIVE BOTANIC RIDGE VIC 3977 | \$1,085,000 | 17-Mar-23 |
| 3 TOROSSI WAY BOTANIC RIDGE VIC 3977 | \$970,000 | 28-Feb-23 |
| 5 DURUGA COURT BOTANIC RIDGE VIC 3977 | \$1,000,000 | 21-Jan-23 |

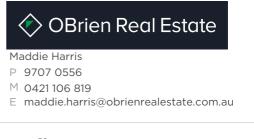
OR

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: 30 May 2023



consumer.vic.gov.au





| | 7 RIDG RIDGE | | RIVE BOTANIC | Sold Price | ^{rs} \$1,085,000 | Sold Date | 17-Mar-23 |
|-----|-----------------|---|--------------|------------|---------------------------|-----------|-----------|
| E I | = 4 | 2 | ⇔ 2 | | | Distance | 0.13km |



| 📓 🖴 4 🖳 2 👝 2 Distance 0.1 | 1 | ate 28-Feb-23 | -23 |
|----------------------------|---|---------------|-----|
| | | ce 0.17km | km |



| • | 5 DURI RIDGE | | URT BOTANIC | Sold F | Price | \$1,000,000 | Sold Date | 21-Jan-23 |
|---|-----------------|-----|-------------|--------|-------|-------------|-----------|-----------|
| | 酉 4 | 2 🚔 | <u></u> | | | | Distance | 1.02km |

RS = Recent sale UN = Undisclosed Sale

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