

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 25 Gumleaf Place, 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 \$700,000 - \$730,000**

## Median sale price

Median **House** for **BOTANIC RIDGE** for period **Sep 2019 - Sep 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$703,750**

## Comparable property sales

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 the most comparable to the property for sale.

**6 Adriana Circuit,**  
BOTANIC RIDGE 3977

Price **\$710,000** Sold 15 July  
2019

**177 Settlers Run Boulevard,**  
BOTANIC RIDGE 3977

Price **\$700,000** Sold 07 June  
2019

**6 Jindara Avenue,**  
BOTANIC RIDGE 3977

Price **\$730,000** Sold 21 May  
2019

This Statement of Information was prepared on 16th Sep 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 [realestate.com.au](http://realestate.com.au).

House



4 beds



2 baths



2 parking

## Area Specialist Casey

Shop 8/28-32 Gloucester Ave,  
Berwick VIC 3806

## Contact agents



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