

# 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 11 Celadon Grove, Botanic Ridge, VIC 3977

### Indicative selling price

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

Price Range

\$870,000

&

\$940,000

### Median sale price

Median price

\$910,500

Property Type

House

Suburb

Botanic Ridge (3977)

Period - From

01/11/2023

to

31/10/2024

Source

Corelogic

### Comparable property sales

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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
17 BELLTHORPE ROAD, BOTANIC RIDGE VIC 3977	\$911,000	29/07/2024
22 APPLETREE RISE, BOTANIC RIDGE VIC 3977	\$935,000	13/06/2024
16 CELADON GROVE, BOTANIC RIDGE VIC 3977	\$960,000	30/10/2024

This Statement of Information was prepared on: 25/11/2024