

400m<sup>2</sup> 32m

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**13 (Lot 1121) Bindarri Grove,  
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 \$317,000 - \$337,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$355,000**

### 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.

**8 (Lot 847) Origin Avenue,**  
Botanic Ridge 3977

**Price \$335,000** Sold 29 July  
2019

**14 (Lot 844) Origin Avenue,**  
Botanic Ridge 3977

**Price \$335,000** Sold 31 July  
2019

**101 (Lot 1320) Hummingbird Drive,**  
Botanic Ridge 3977

**Price \$335,000** Sold 20  
August 2019

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.

Vacant Land

### Ray White Cranbourne

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### Contact agents



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**RayWhite**