

## 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

44 NECTAR ROAD BOTANIC RIDGE VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$1,099,000

&

\$1,139,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$877,500

Property type

House

Suburb

Botanic Ridge

Period-from

01 Nov 2022

to

31 Oct 2023

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

2 AUBURN GROVE BOTANIC RIDGE VIC 3977	\$1,105,000	20-Oct-23
61 MAINTOP RIDGE BOTANIC RIDGE VIC 3977	\$1,160,000	28-Aug-23
3 MAINTOP RIDGE BOTANIC RIDGE VIC 3977	\$1,100,000	09-Jun-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: 22 November 2023



## 2 AUBURN GROVE BOTANIC RIDGE VIC 3977

 4
  2
  2

Sold Price <sup>RS</sup> **\$1,105,000** Sold Date **20-Oct-23**

Distance **0.29km**



## 61 MAINTOP RIDGE BOTANIC RIDGE VIC 3977

 5
  3
  2

Sold Price **\$1,160,000** Sold Date **28-Aug-23**

Distance **3.47km**



## 3 MAINTOP RIDGE BOTANIC RIDGE VIC 3977

 5
  3
  2

Sold Price **\$1,100,000** Sold Date **09-Jun-23**

Distance **3.15km**

RS = Recent sale

UN = Undisclosed Sale

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