

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 54 Bellis Circuit, Botanic Ridge Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$875,000 & \$949,000

Median sale price

Median price \$891,111 Property Type House Suburb Botanic Ridge

Period - From 01/07/2021 to 30/09/2021 Source REIV

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 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
1	12 Adriana Cirt BOTANIC RIDGE 3977	\$955,000	16/11/2021
2	30 Rennison Dr BOTANIC RIDGE 3977	\$942,000	13/10/2021
3	113 Settlers Run BOTANIC RIDGE 3977	\$925,000	23/11/2021

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 six months.~~

This Statement of Information was prepared on: 08/01/2022 10:10



Property Type: House (Res)

Land Size: 755 sqm approx

Agent Comments

Comparable Properties



12 Adriana Cirt BOTANIC RIDGE 3977 (REI)

Agent Comments



Price: \$955,000

Method: Private Sale

Date: 16/11/2021

Property Type: House

Land Size: 800 sqm approx



30 Rennison Dr BOTANIC RIDGE 3977 (REI/VG)

Agent Comments



Price: \$942,000

Method: Private Sale

Date: 13/10/2021

Property Type: House

Land Size: 756 sqm approx



113 Settlers Run BOTANIC RIDGE 3977 (REI/VG)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 23/11/2021

Property Type: House

Land Size: 633 sqm approx