

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Otway Rise, 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 \$730,000 - \$795,000**

### Median sale price

Median **House** for **BOTANIC RIDGE** for period **Sep 2018 - Sep 2018**

Sourced from **RP Data / Core Logic**.

**\$750,000**

### 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.

**48 Green Mist Crescent,**  
Botanic Ridge 3977

**Price \$768,000** Sold 28 May  
2018

**207 Settlers Run,**  
Botanic Ridge 3977

**Price \$764,000** Sold 06 June  
2018

**30 Seaview Drive,**  
Botanic Ridge 3977

**Price \$762,500** Sold 20  
September 2018

### 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 RP Data / Core Logic.

House

4 beds

2 baths

2 parking

### Ray White Cranbourne

Level 1 7-9 Bakewell Street,  
Cranbourne VIC 3977

### Contact agents



**Paul Ringeri**  
Ray White

(03) 5990 9513  
0412 364 893  
[paul.ringeri@raywhite.com](mailto:paul.ringeri@raywhite.com)



**Dwayne Rajaratnam**  
Ray White

(03) 5990 9505  
0422 104 612  
[dwayne.rajaratnam@raywhite.com](mailto:dwayne.rajaratnam@raywhite.com)

