

## 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

9 TOWBEET WAY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Dec 2021

to

30 Nov 2022

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

4 LOTUS DRIVE BOTANIC RIDGE VIC 3977	\$857,500	25-Jun-22
12 APPLETREE RISE BOTANIC RIDGE VIC 3977	\$883,500	22-Aug-22

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: 07 December 2022



#### 4 LOTUS DRIVE BOTANIC RIDGE VIC 3977

 4  2  2

Sold Price

**\$857,500**

Sold Date

**25-Jun-22**

Distance

**0.58km**


#### 12 APPLETREE RISE BOTANIC RIDGE VIC 3977

 4  2  2

Sold Price

**\$883,500**

Sold Date

**22-Aug-22**

Distance

**0.41km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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