

## 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

3 TOROSSİ WAY 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

\$950,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$938,750

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jan 2022

to

31 Dec 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

11 BELVISTA WAY BOTANIC RIDGE VIC 3977	\$985,000	26-Oct-22
15 CORDIA AVENUE BOTANIC RIDGE VIC 3977	\$994,000	15-Nov-22
57 CALLISTA STREET BOTANIC RIDGE VIC 3977	\$950,000	19-Dec-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: 23 January 2023



## OBrien Real Estate

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**11 BELVISTA WAY BOTANIC RIDGE VIC 3977** Sold Price **\$985,000** Sold Date **26-Oct-22**

3 2 2

Distance **0.83km**



**15 CORDIA AVENUE BOTANIC RIDGE VIC 3977** Sold Price <sup>RS</sup> **\$994,000** <sup>UN</sup> Sold Date **15-Nov-22**

4 2 2

Distance **1.07km**



**57 CALLISTA STREET BOTANIC RIDGE VIC 3977** Sold Price <sup>RS</sup> **\$950,000** <sup>UN</sup> Sold Date **19-Dec-22**

4 2 2

Distance **1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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