

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	48 Nectar Road Botanic Ridge, 3977
---	------------------------------------

Indicative selling price

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

Range between	\$795,000 & \$865,000
---------------	-----------------------

Median sale price

Median price	\$868,500	Property Type	HOUSE	Suburb	BOTANIC RIDGE
Period - From	02-Jan-2023	to	01-Jan-2024	Source	REA

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 31-Jan-2024 at 2:49:30 PM EST