

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

4 WATERHOUSE WAY BOTANIC RIDGE VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Dec 2023

to

30 Nov 2024

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

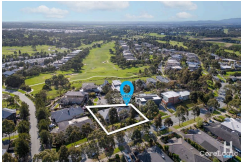
Address of comparable property	Price	Date of sale
109 SETTLERS RUN BOTANIC RIDGE VIC 3977	\$1,180,000	04-Oct-24

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.

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109 SETTLERS RUN BOTANIC RIDGE VIC 3977

4 2 2

Sold Price **\$1,180,000** Sold Date **04-Oct-24**

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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