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## STATEMENT OF INFORMATION

Single residential property located in the  
Melbourne metropolitan area

Prepared on 5th Dec 2018

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address including suburb and postcode

21 Sandstone Drive, Botanic Ridge 3977

 4  2  2

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000—\$740,000

## Median sale price

\$737,250 Houses in Botanic Ridge between June 2018 - Dec 2018

Source: CoreLogic

## Comparable property sales

A\* 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 most comparable to the property for sale.



**11 Belvista Way, Botanic Ridge**  
VIC 3977

Sold Price **\$685,000**

Sold Date **20/08/18**

 4  2  2

Distance **0.49km**



**4 Smiley Way, Botanic Ridge**  
VIC 3977

Sold Price **\$706,000**

Sold Date **13/7/18**

 4  2  2

Distance **0.39km**



**59 Long Street, Botanic Ridge**  
VIC 3977

Sold Price **\$750,000**

Sold Date **03/09/18**

 4  2  2

Distance **0.93km**

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