

# 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 12 Tarooma Close, 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)

Price Range \$1,100,000 & \$1,200,000

### Median sale price

Median price \$880,000 Property Type House Suburb Botanic Ridge (3977)

Period - From 01/02/2023 to 31/01/2024 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.

Address of comparable property	Price	Date of sale
4 GHOST GUM COURT, BOTANIC RIDGE VIC 3977	\$1,130,000	06/11/2023
16 ESPIE COURT, BOTANIC RIDGE VIC 3977	\$1,160,000	26/09/2023
63 RIVERWOOD DRIVE, BOTANIC RIDGE VIC 3977	\$1,180,000	25/10/2023

This Statement of Information was prepared on: 21/02/2024