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

15 SUGARWOOD DRIVE BOTANIC RIDGE VIC 3977

Indicative selling price

Period-from

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

Single Price		or rang betwee	51 100 000	&	\$1,210,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$880,000	Property type	House	Suburb	Botanic Ridge

31 Mar 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Apr 2023

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.

to

Address of comparable property	Price	Date of sale
4 GHOST GUM COURT BOTANIC RIDGE VIC 3977	\$1,130,000	06-Nov-23
20 ROYAL ST GEORGES CHASE BOTANIC RIDGE VIC 3977	\$1,260,000	10-Nov-23
172 SETTLERS RUN BOTANIC RIDGE VIC 3977	\$1,230,000	28-Feb-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.

This Statement of Information was prepared on: 15 April 2024



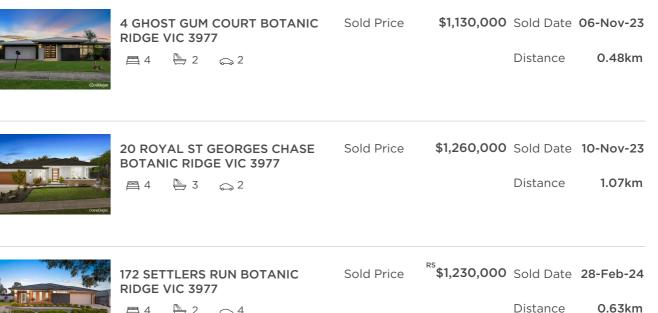
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RS = Recent sale UN = Undisclosed Sale

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