

# 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 3 Espinoso Court, 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

\$439,000

&

\$469,000

### Median sale price

Median price

\$452,000

Property Type

Vacant Land

Suburb

Botanic Ridge (3977)

Period - From

01/01/2023

to

31/12/2023

Source

Pricefinder.com.au

### 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
6 ESPINOSO COURT, BOTANIC RIDGE VIC 3977	\$450,000	13/10/2023
14 KALBOW STREET, BOTANIC RIDGE VIC 3977	\$452,000	29/10/2023
10 SLIPPER COURT, BOTANIC RIDGE VIC 3977	\$447,000	14/12/2023

This Statement of Information was prepared on: 21/03/2024