

# 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 51 Gumflats Way, 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 \$1,450,000 & \$1,595,000

### Median sale price

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

Period - From 01/04/2023 to 31/03/2023 Source PropTrack

### Comparable property sales

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 six months.

This Statement of Information was prepared on: 05/04/2024