

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

7 TULLOCH STREET BOTANIC RIDGE VIC 3977

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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

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.

Address of comparable property

Price

Date of sale

7 RAVENSBOURNE GROVE BOTANIC RIDGE VIC 3977	\$680,000	08-Nov-23
12 ORCHARD PARK DRIVE BOTANIC RIDGE VIC 3977	\$695,000	01-Feb-24
50 STRINGLEAF STREET BOTANIC RIDGE VIC 3977	\$620,000	15-Nov-23

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: 26 February 2024



**7 RAVENSBOURNE GROVE
 BOTANIC RIDGE VIC 3977**

 3  2  2

Sold Price ^{RS} **\$680,000** Sold Date **08-Nov-23**

Distance **0.44km**



**12 ORCHARD PARK DRIVE
 BOTANIC RIDGE VIC 3977**

 3  2  1

Sold Price ^{RS} **\$695,000** Sold Date **01-Feb-24**

Distance **0.55km**



**50 STRINGLEAF STREET
 BOTANIC RIDGE VIC 3977**

 3  2  1

Sold Price **\$620,000** Sold Date **15-Nov-23**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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