

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 Lot 331 Taj Rise Botanic Kingbird Estate

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

Median sale price

Median price \$895,000 Property type House Suburb Botanic Ridge
Period - From 15/04/24 to 15/05/24 Source Kingbird Land Sales

Comparable property sales

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
1 Lot 201 Savabeel Road	\$478,000	01/05/24
2 Lot 223 Helmut Street	\$525,000	01/05/24
3 Lot 229 Savabeel Road	\$555,000	01/05/24

This Statement of Information was prepared on: 18/05/2024