

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 GREEN MIST CRESCENT 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

\$850,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Nov 2021

to

31 Oct 2022

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

4 LOTUS DRIVE BOTANIC RIDGE VIC 3977	\$857,500	25-Jun-22
145 SETTLERS RUN BOTANIC RIDGE VIC 3977	\$925,000	29-Sep-22
12 APPLETREE RISE BOTANIC RIDGE VIC 3977	\$883,500	22-Aug-22

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: 21 November 2022



**4 LOTUS DRIVE BOTANIC RIDGE
VIC 3977**

4 2 2

Sold Price

\$857,500

Sold Date

25-Jun-22

Distance

0.39km



**145 SETTLERS RUN BOTANIC
RIDGE VIC 3977**

3 2 2

Sold Price

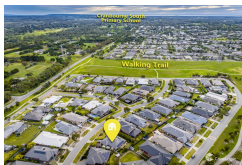
^{RS} **\$925,000**

Sold Date

29-Sep-22

Distance

0.77km



**12 APPLETREE RISE BOTANIC
RIDGE VIC 3977**

4 2 2

Sold Price

\$883,500

Sold Date

22-Aug-22

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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