Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	62 STRINGYLEAF 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	$579,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$921,875	Property type	House	Suburb	Botanic Ridge
Period-from	01 Jan 2022	to	31 Dec 2022	Source	Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

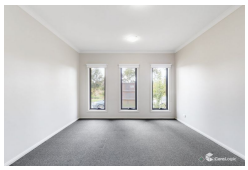
Address of comparable property	Price	Date of sale
13 RIVERRUN DRIVE BOTANIC RIDGE VIC 3977	592000	21-Nov-22
34 SADDLEBACK ROAD BOTANIC RIDGE VIC 3977	590000	04-Oct-22
14 ORCHARD PARK DRIVE BOTANIC RIDGE VIC 3977	620000	03-Oct-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 23 January 2023

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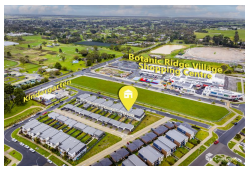


13 RIVERRUN DRIVE BOTANIC RIDGE VIC 3977

4 2 2

Sold Price **592000** Sold Date **21-Nov-22**

Distance **0.3km**



34 SADDLEBACK ROAD BOTANIC RIDGE VIC 3977

3 2 2

Sold Price **590000** Sold Date **04-Oct-22**

Distance **0.24km**



14 ORCHARD PARK DRIVE BOTANIC RIDGE VIC 3977

3 2 1

Sold Price **620000** Sold Date **03-Oct-22**

Distance **0.19km**

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

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