

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

9 FIELDING CLOSE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,500

Property type

House

Suburb

Botanic Ridge

Period-from

01 Dec 2023

to

30 Nov 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

9 DURUGA COURT BOTANIC RIDGE VIC 3977	\$1,145,000	21-Oct-24
4 GHOST GUM COURT BOTANIC RIDGE VIC 3977	\$1,130,000	06-Nov-23
109 SETTLERS RUN BOTANIC RIDGE VIC 3977	\$1,180,000	04-Oct-24

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: 04 December 2024

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**9 DURUGA COURT BOTANIC
RIDGE VIC 3977**

 4  2  2

Sold Price ^{RS} **\$1,145,000** Sold Date **21-Oct-24**

Distance **0.16km**

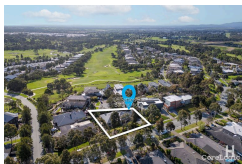


**4 GHOST GUM COURT BOTANIC
RIDGE VIC 3977**

 4  2  2

Sold Price **\$1,130,000** Sold Date **06-Nov-23**

Distance **0.2km**



**109 SETTLERS RUN BOTANIC
RIDGE VIC 3977**

 4  2  2

Sold Price **\$1,180,000** Sold Date **04-Oct-24**

Distance **0.29km**

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

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