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	11 HARVEST WAY 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	$960,000	&	$1,010,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$895,000	Property type	House	Suburb	Botanic Ridge
Period-from	01 Mar 2024	to	28 Feb 2025	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
24 KENDON DRIVE BOTANIC RIDGE VIC 3977	1100000	24-Jan-25
139 SETTLERS RUN BOTANIC RIDGE VIC 3977	1075000	23-Oct-24
31 BELVISTA WAY BOTANIC RIDGE VIC 3977	1160000	30-Jan-25

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: 11 March 2025

OBrien Real Estate

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24 KENDON DRIVE BOTANIC RIDGE VIC 3977

4 2 2

Sold Price RS 1100000 Sold Date 24-Jan-25

Distance 0.79km



139 SETTLERS RUN BOTANIC RIDGE VIC 3977

4 2 2

Sold Price 1075000 Sold Date 23-Oct-24

Distance 0.88km



31 BELVISTA WAY BOTANIC RIDGE VIC 3977

4 2 2

Sold Price RS 1160000 Sold Date 30-Jan-25

Distance 0.7km

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

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