

## 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

15 SUGARWOOD DRIVE BOTANIC RIDGE VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 May 2023

to

30 Apr 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

|   |             |           |
|---|-------------|-----------|
| 73 STATION CREEK WAY BOTANIC RIDGE VIC 3977 | \$1,090,000 | 16-Oct-23 |
| 77 LIMEBURNER GROVE BOTANIC RIDGE VIC 3977  | \$998,000   | 19-Oct-23 |
| 4 GHOST GUM COURT BOTANIC RIDGE VIC 3977    | \$1,130,000 | 06-Nov-23 |

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: 01 May 2024



**73 STATION CREEK WAY BOTANIC RIDGE VIC 3977** Sold Price **\$1,090,000** Sold Date **16-Oct-23**

 4  2  3

Distance **0.46km**



**77 LIMEBURNER GROVE BOTANIC RIDGE VIC 3977** Sold Price **\$998,000** Sold Date **19-Oct-23**

 4  2  -

Distance **1.13km**



**4 GHOST GUM COURT BOTANIC RIDGE VIC 3977** Sold Price **\$1,130,000** Sold Date **06-Nov-23**

 4  2  2

Distance **0.48km**

RS = Recent sale      UN = Undisclosed Sale

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