

## 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

21 Berrybank Terrace 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

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Botanic Ridge

Period-from

01 Jun 2020

to

31 May 2021

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

Address of comparable property	Price	Date of sale
3 Flourish Walk Botanic Ridge VIC 3977	\$550,000	19-Apr-21

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.

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Mina Saad  
P 0401053553  
M 0401053553  
E mina.saad@ionrealestate.com.au



**3 Flourish Walk Botanic Ridge VIC  
3977**

Sold Price

**\$550,000**

Sold Date

**19-Apr-21**

 3

 2

 2

Distance

**0.54km**

RS = Recent sale

UN = Undisclosed Sale

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