



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**5 Caldenia Court,
BOTANIC RIDGE 3977**

House



4 beds



2 baths



2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$699,000 - \$739,500

Median sale price

Median **House** for **BOTANIC RIDGE** for period **Feb 2019 - Apr 2019**

Sourced from **RP Data / Core Logic**.

\$750,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

6 Jindara Avenue,
Botanic Ridge 3977

Price **\$730,000** Sold 15 April
2019

66 Maintop Ridge,
Botanic Ridge 3977

Price **\$735,000** Sold 04 April
2019

15 Ridgeline Drive,
Botanic Ridge 3977

Price **\$721,000** Sold 14
August 2019

This Statement of Information was prepared on 7th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data / Core Logic.

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Contact agents



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