

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

8 Bothe Place, Haddon Vic 3351

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$835,000

Property Type House

Suburb Haddon

Period - From 02/12/2024

to

01/12/2025

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	42 Kirkwood Dr SMYTHES CREEK 3351	\$1,075,000	01/07/2025
2	99 Ross Creek Haddon Rd ROSS CREEK 3351	\$1,000,000	17/02/2025
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

02/12/2025 09:59



 4  2  4

Property Type: Hobby Farm < 20
ha (Rur)
Land Size: 20840 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
02/12/2024 - 01/12/2025: \$835,000

Comparable Properties



42 Kirkwood Dr SMYTHES CREEK 3351 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,075,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 20234.30 sqm approx



99 Ross Creek Haddon Rd ROSS CREEK 3351 (REI/VG)

Agent Comments

 5  3  6

Price: \$1,000,000
Method: Private Sale
Date: 17/02/2025
Property Type: House
Land Size: 80937.20 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.