

# 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 8 Bothe Place, Haddon Vic 3351  
Including suburb or locality and postcode

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price	<input type="text" value="\$835,000"/>	Property Type	<input type="text" value="House"/>	Suburb	<input type="text" value="Haddon"/>
Period - From	<input type="text" value="02/12/2024"/>	to	<input type="text" value="01/12/2025"/>	Source	<input type="text" value="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:



**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.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555