

Statement of information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Indicative selling price

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

Range Between \$ 300,000 – \$ 330,000

Median sale price

Median Price – \$ 750,000 | House | Suburb – Botanic Ridge 3977
Period – 1/8/17 to 31/7/18 | Source – Realestate.com.au

Comparable property sales

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 six months.

Address of Comparable Property	Price	Date of Sale
1. 44 Bottletree Rd, Botanic Ridge 3977 – 336m2	\$ 321,000	04/05/2018
2. Lot 139 Dulcie Court, Botanic Ridge 3977 – 388m2	\$ 360,000	18/08/2018

