

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 \$ 415,000 – \$ 450,000

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

These are the three properties sold within two 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. Lot 531 Bottletree Road, Botanic Ridge 3977 – 512m ²	\$ 400,000	28/04/2018
2. Lot 323 Riverwood Drive, Botanic Ridge 3977 – 510m ²	\$ 390,000	19/02/2018
3. 1 Teak Street, Botanic Ridge 3977 – 567m ²	\$ 406,000	23/11/2017

