

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 \$ 721,300

House Y

Suburb
or locality Botanic Ridge

Period - From Feb 18

to May 18

Source <http://house.speakingsame.com>

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 44 Bottletree Rd, Botanic Ridge 3977 – 336m2	\$ 321,500	4/5/18
2 Lot 904 Gunblower Cres, Botanic Ridge 3977 – 336m2	\$ 319,000	28/2/18 – 28/2/18
3 Lot 943 Gunblower Cres, Botanic Ridge 3977 – 386m2	\$ 329,000	28/2/18 – 28/2/18