

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 38 Berrybank Terrace, Botanic Ridge

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between \$435,000 & \$460,000

Median sale price

(*Delete house or unit as applicable)

Median price \$362,000 *House ☒ *Unit ☐ Suburb Botanic Ridge
Period - From 01-06-2017 to 01-06-2018 Source CORELOGIC

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

B* 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.