

Hannah Preston

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sal	le					
Address Including suburb and postcode	5 Smiley Way Botanic Ridge VIC 3977					
Indicative selling price For the meaning of this price	e see consumer.vic.	.gov.au/underquoting (*Delete single pric	e or range a	ıs applicable)	
Single Price		or range between	\$780,000	&	\$810,000	
Median sale price (*Delete house or unit as ap	nlicable)					
Median Price	\$716,250	*House X	*Unit	Suburb	Botanic Ridge	
Period from	01 Dec 2017	to 30 Nov 2018	Source		Corelogic	

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

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.

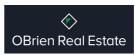
Address of comparable property	Price	Date of sale
13 Smiley Way Botanic Ridge VIC 3977	\$801,000	24-May-18
158 Settlers Run Botanic Ridge VIC 3977	\$801,000	05-Jul-17
26 Tingara Drive Botanic Ridge VIC 3977	\$807,000	28-Apr-18

OR

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.

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13 Smiley Way Botanic Ridge VIC 3977

\$ 2

Sold Price

\$801,000

Sold Date 24-May-18

Distance

0.1km



158 Settlers Run Botanic Ridge VIC Sold Price 3977

Sold Date 05-Jul-17

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Distance

0.21km



26 Tingara Drive Botanic Ridge VIC Sold Price 3977

\$807,000

Sold Date 28-Apr-18

四 4

₾ 2

\$ 3

0.36km Distance

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