

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 33 Waterhouse Way, Botanic Ridge VIC 3977

Indicative selling price

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

range between \$780,000 & \$840,000

Median sale price

(*Delete house or unit as applicable)

Median price \$686,000 *House ☒ *Unit ☐ Suburb Botanic Ridge
Period - From 01-05-2017 to 01-05-2018 Source Core Logic

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.