

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

36 Shearing Shed Rise, 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

\$595,000

&

\$654,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$362,000

*House

X

*Unit

Suburb

Botanic Ridge

Period - From

01-08-2017

to

01-08-2018

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.

