

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*

15 Duruga Court, Botanic Ridge VIC 3977



Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$ 620,000 & \$680,000

Median sale price

Median price \$670,000 *House X unit Suburb or locality Botanic Ridge
Period - From to Sept 2017 Source CoreLogic

Comparable property sales

These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 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 - 71 Long St, Botanic Ridge	\$620,000	15/08/2017
2 - 147 Settlers Run, Botanic Ridge	\$640,000	17/09/2017
3 - 168 Settlers Run, Botanic Ridge	\$680,000	13/10/2017