

## 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

7 Botanic Ridge Bvd, Botanic Ridge 3977

#### Indicative selling price

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

or range between \$820,000 & \$900,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$700,000

\*House ☒

\*Unit ☐

Suburb Botanic Ridge

Period - From 1-12-2016

to 4-12-2017

Source CoreLogic

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

A\* 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
1 14 Green Mist Crescent Botanic Ridge 3977	\$870,000	21-11-17
2 188 Settlers Run, Botanic Ridge 3977	\$820,000	15-11-17
3 24 Green Mist Crescent, Botanic Ridge 3977	\$827,500	4-9-17

