

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 15 Bellis Circuit, BOTANIC RIDGE 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$725,000 - \$797,500**

### Median sale price

Median **House** for **BOTANIC RIDGE** for period **Jul 2017 - Jun 2017**

Sourced from **Rpdata**.

**\$645,000**

### Comparable property sales

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 the most comparable to the property for sale.

**158 Settlers Run,** Price **\$801,000** Sold 20 July 2017  
Botanic Ridge 3977

**27 Sandstone Drive,** Price **\$790,000** Sold 23 May 2017  
Botanic Ridge 3977

**24 Green Mist Crescent,** Price **\$827,000** Sold 14 September 2017  
Botanic Ridge 3977

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Rpdata.


House

4 beds

2 baths

2 parking

### Contact agents

 **Damian Smith**

03 5975 6888

0481 875 243

[damian@bowmanandcompany.com.au](mailto:damian@bowmanandcompany.com.au)

**BOWMAN  
& COMPANY**

**Bowman And Company**

168 Main Street,  
Mornington VIC 3931