

## 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 101 Hummingbird Drive Botanic Ridge Vic 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)

Single price \$\* or range between \$325,000 & \$355,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$406,000 \*House \*Land X Suburb Botanic Ridge

Period - From 01 Apr 2018 to 31 Mar 2019 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 |
|---------------------------------------------|-----------|--------------|
| 90 Hummingbird Drive Botanic Ridge Vic 3977 | \$356,000 | 09/02/2018   |
| 7 Freycinet Drive Botanic Ridge Vic 3977    | \$304,000 | 19/03/2018   |
| 41 Hummingbird Drive Botanic Ridge Vic 3977 | \$358,000 | 09/12/2018   |