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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

15 Station Creek Way Botanic Ridge VIC 3977

4 2 2

Indicative Selling Price

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

Range between \$840,000 & \$885,000

Median Sale Price

\$725,000 Houses in Botanic ridge between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



17 Station Creek Way Botanic Ridge VIC 3977 Sold Price **\$825,100** Sold Date **10-Aug-18**
 4 2 2 Distance **0.03km**



15 Long Street Botanic Ridge VIC 3977 Sold Price **\$855,000** Sold Date **15-Jul-18**
 5 3 2 Distance **0.32km**



12 Jirakee Close Botanic Ridge VIC 3977 Sold Price **\$911,000** Sold Date **09-May-18**
 4 2 4 Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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