

Jason Stirling

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E jason.stirling@eview.com.au

## HOUSE Offered for Sale

4 Smiley Way Botanic Ridge VIC 3977

 4  2  2

## Indicative Selling Price

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

Range between \$650,000 & \$715,000

## Median Sale Price

\$702,500 Houses in Botanic ridge between Jun 2017 - May 2018

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.



**13 Smiley Way Botanic Ridge VIC 3977**

 4  2  2

Sold Price

**\$801,000**

Sold Date

**07-Jun-18**

Distance

**0.14km**



**25 Rennison Drive Botanic Ridge VIC 3977**

 4  2  2

Sold Price

-

Sold Date

**22-Jun-18**

Distance

**0.24km**



**22 Rennison Drive Botanic Ridge VIC 3977**

 4  2  2

Sold Price

**\$630,000**

Sold Date

**01-Mar-18**

Distance

**0.28km**

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**25 Station Creek Way Botanic Ridge VIC 3977**

 4  2  4

Sold Price **\$810,000** Sold Date **23-May-18**

Distance **0.4km**

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