

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

2 Espie Court, Botanic Ridge 3977

Indicative selling price

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

Single price

\$*

or range between

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$701,000

*House

X

*Unit

Suburb

BOTANIC RIDGE 3977

Period - From

1-2-17

to

5-2-18

Source

Core Logic

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 7 Waterhouse Way, Botanic Ridge 3977	\$727,500	24-10-17
2 15 Bellis Circuit, Botanic Ridge 3977	\$750,000	18-11-17
3 58 Royal St Georges Chase, Botanic Ridge 3977	\$725,500	15-12-17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

