

# 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

147 SETTLERS RUN, 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)

Single Price: \$660,000

### Median sale price

Median price \$710,000

House

X

Unit

Suburb

BOTANIC RIDGE

Period

01 April 2017 to 30 June 2017

Source

pricefinder

### Comparable property sales

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.

Address of comparable property

Price

Date of sale

38 BELLIS CCT, BOTANIC RIDGE, VIC 3977

\*\$680,000

03/05/2017

[consumer.vic.gov.au/](http://consumer.vic.gov.au/)

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