

## 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 Lightfoot Rise, Botanic Ridge

### 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)

or range between \$750,000 & \$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$700,000

\*House

X

\*Unit

Suburb

Botanic Ridge

Period - From

1-12-2017

to

4-12-2017

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 |
|--------------------------------------|-----------|--------------|
| 1 28 Limeburner Grove, Botanic Ridge | \$818,000 | 19-9-17      |
| 2 21 Limeburner Grove, Botanic Ridge | \$778,000 | 2-10-17      |
| 3 7 Waterhouse Way, Botanic Ridge    | \$727,500 | 17-11-17     |