Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

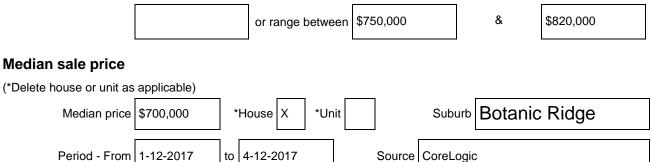
Property offered for sale

Address postcode

Including suburb and 2 Lightfoot Rise, Botanic Ridge

Indicative selling price

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



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