

# Statement of Information Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address  
Including suburb and  
postcode 97 Station Creek Way, 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)  
(\*Delete single price or range as applicable)

Single price \$669,950 or range between \$ & \$

## Median sale price

(\*Delete house or unit as applicable)

Median price \$677,500 \*House \*unit Suburb or locality BOTANIC RIDGE  
Period - From 01/10/2016 to 30/09/2017 Source PRICEFINDER

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 10 TORROSSI WAY, BOTANIC RIDGE VIC 3977	\$685,000	31/08/2017
2. 12 SHEARING SHED RISE, BOTANIC RIDGE VIC 3977	\$720,000	27/06/2017
3. 13 LONG STREET, BOTANIC RIDGE VIC 3977	\$680,000	04/11/2017

OR

B\* ~~Either~~ 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\*.  
~~Or~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.  
(\*Delete as applicable)



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