

Paul Gilderdale 0417 697 233 pgilderdale@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

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Address	261 Smiths Lane, Botanic Ridge Vic 3977
Including suburb and	
postcode	

#### Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$672,800	&	\$740,000
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#### Median sale price

Median price	\$738,750	Hou	ıse X	Unit		:	Suburb	Botanic Ridge
Period - From	01/10/2017	to	31/12/2017		Source	REIV		

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	64 Bellis Cirt BOTANIC RIDGE 3977	\$775,000	16/10/2017
2	15 Bellis Cirt BOTANIC RIDGE 3977	\$750,000	18/11/2017
3	7 Callista St BOTANIC RIDGE 3977	\$693,000	15/11/2017

#### 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.

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> **Indicative Selling Price** \$672,800 - \$740,000 **Median House Price** December quarter 2017: \$738,750





Property Type: Land Land Size: 544 sqm approx

**Agent Comments** 

### Comparable Properties



64 Bellis Cirt BOTANIC RIDGE 3977 (REI)

Price: \$775,000 Method: Private Sale Date: 16/10/2017

Rooms: 7

Property Type: House Land Size: 594 sqm approx Agent Comments



15 Bellis Cirt BOTANIC RIDGE 3977 (REI/VG)

Price: \$750,000 Method: Auction Sale Date: 18/11/2017

Rooms: 5

Property Type: House (Res) Land Size: 640 sqm approx **Agent Comments** 

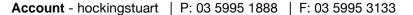




**-**4 **6** 

Price: \$693,000 Method: Private Sale Date: 15/11/2017 Rooms: 6

Property Type: House Land Size: 700 sqm approx Agent Comments







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