

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Address Including suburb and postcode 261 Smiths Lane, 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)

Range between \$672,800 & \$740,000

#### Median sale price

Median price \$738,750 House 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.

	Address 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.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 544 sqm approx  
**Agent Comments**

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

## Comparable Properties



**64 Bellis Cirt BOTANIC RIDGE 3977 (REI)**

**Agent Comments**

5 2 2

**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 16/10/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 594 sqm approx



**15 Bellis Cirt BOTANIC RIDGE 3977 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx



**7 Callista St BOTANIC RIDGE 3977 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$693,000  
**Method:** Private Sale  
**Date:** 15/11/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 700 sqm approx