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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

43 Nectar Road Botanic Ridge VIC 3977

 4  2  2

Indicative Selling Price

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

Range between \$496,000 & \$545,000

Median Sale Price

\$730,000 Houses in Botanic ridge between 01 Apr 2018 - 31 Mar 2019

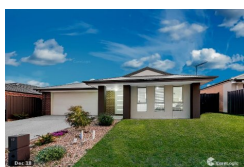
Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



11 Sundew Avenue Cranbourne East Sold Price **\$540,000** Sold Date **17-Jan-19**
VIC 3977
 4  2  2 Distance **2.3km**



17 Langside Grove Cranbourne East Sold Price **\$545,000** Sold Date **21-Dec-18**
VIC 3977
 4  2  2 Distance **2.55km**



38 Quattro Avenue Cranbourne East Sold Price ^{RS} **\$540,000** ^{UN} Sold Date **15-Apr-19**
VIC 3977
 4  2  2 Distance **2.6km**

RS = Recent sale UN = Undisclosed Sale

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