

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 56 Station Creek Way, Botanic Ridge. VICTORIA 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 \$ or range between \$795,000 & \$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$655,000 \*House x \*Unit Suburb Botanic Ridge

Period - From Sep 2017 to Sep 2018 Source Realestate.com.au

### Comparable property sales

**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.