

## Statement of Information

# 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

64 Bellis Circuit, Botanic Ridge

### 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

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$680,625

\*House

X

\*Unit

Suburb

BOTANIC RIDGE

Period - From

1-9-16

to

4-9-17

Source

CoreLogic

### 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	34 Maintop Ridge Botanic Ridge	\$775,000	22-3-17
2	158 Settlers Run, Botanic Ridge	\$801,000	20-7-17
3	35 Station Creek Way, Botanic Ridge	\$835,000	16-3-17