

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 8 Espie Court Botanic Ridge Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$820,000 & \$900,000

Median sale price

(*Delete house or unit as applicable)

Median price \$680,000 *House X *Unit Suburb Botanic Ridge

Period - From 1st Oct 2017 to 30th Sept 2018 Source CoreLogic

Comparable property sales (*Delete A or B below as applicable)

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.