

## 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

163 Settlers Run 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

\*House

X

\*Unit

Suburb

Botanic Ridge

Period-from

01 Mar 2018

to

28 Feb 2019

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

76 Bellis Circuit Botanic Ridge VIC 3977	\$707,500	01-Nov-18
35 Limeburner Grove Botanic Ridge VIC 3977	\$732,500	08-Nov-18
5 Botanic Ridge Boulevard Botanic Ridge VIC 3977	\$720,000	22-Dec-18

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.~~

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**76 Bellis Circuit Botanic Ridge VIC 3977**

Sold Price

**\$707,500**

Sold Date

**01-Nov-18**

4 3 2

Distance

**0.27km**



**35 Limeburner Grove Botanic Ridge VIC 3977**

Sold Price

**\$732,500**

Sold Date

**08-Nov-18**

4 2 2

Distance

**0.7km**



**5 Botanic Ridge Boulevard Botanic Ridge VIC 3977**

Sold Price

**\$720,000**

Sold Date

**22-Dec-18**

4 2 2

Distance

**0.77km**

RS = Recent sale

UN = Undisclosed Sale

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