

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

Lot 531 Bottletree Road, 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

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$360,000

*Land

X

Suburb

Botanic Ridge

Period - From

April 2017

to

March 2018

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. 1 Teak Street, Botanic Ridge VIC 3977	\$406,000	23/11/2017
2. 124 Homevale Drive, Botanic Ridge	\$395,000	01/11/2017
3. 25 Nectar Road, Botanic Ridge VIC 3977	\$400,000	19/12/2017