

# 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

5 Maintop Ridge, Botanic Ridge

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

or range between \$700,000 & \$770000

### Median sale price

Median price

\$670,000

House

X

Suburb

Botanic Ridge

Period - From

Dec 2016

to

Nov 2017

Source

CoreLogic

### Comparable property sales

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. 21 Limeburner Grove	\$778,000	02/10/2017
2. 81 Settlers Run	\$715,000	04/09/2017
3. 7 Waterhouse Way	\$727,500	17/11/2017

