

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 12 Bellis Cct Botanic Ridge 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 \$680,000 & \$748,000

Median sale price

(*Delete house or unit as applicable)

Median price \$725,500 *House X *Unit Suburb Botanic Ridge

Period - From 1 May 2017 to 21 May 2018 Source RP Data Pty Ltd trading as 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
4 Jasella Drive Botanic Ridge	\$752,000	24/4/18
154 Settlers Run Botanic Ridge	\$739,000	4/5/18
39 Shearing Shed Rise Botanic Ridge	\$705,000	2/3/18

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.