

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

24 Cordia Avenue 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

\$780,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$686,000

*House

X

*Unit

Suburb

Botanic Ridge

Period - From

June2017

to

May2018

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 2 Ghost Gum Court Botanic Ridge Vic 3977	\$783,500	13/12/2017
2 3 Greenwood Court Botanic Ridge Vic 3977	\$830,000	17/04/2018
3 50 Green Mist Crescent Botanic Ridge Vic 3977	\$780,000	29/03/2018

