

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

182 Settlers Run, Botanic Ridge VIC 3977
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

	range between	\$740,000	&	\$790,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$702,500	*House	X	*Unit		Suburb	Botanic Ridge
Period - From	01-06-2017	to	01-06-2018	Source	CORELOGIC		

Comparable property sales (*Delete A or B below as applicable)

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.