

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

170 Settlers Run 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

or range
between

\$720,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

*House

X

*Unit

Suburb

Botanic Ridge

Period-from

01 Nov 2017

to

31 Oct 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
207 Settlers Run Botanic Ridge VIC 3977	\$764,000	06-Jun-18
31 Belvista Way Botanic Ridge VIC 3977	\$761,500	30-May-17
30 Seaview Drive Botanic Ridge VIC 3977	\$762,500	05-Sep-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.~~

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207 Settlers Run Botanic Ridge VIC 3977

Sold Price

\$764,000

Sold Date 06-Jun-18

4 2 2

Distance 0.18km



31 Belvista Way Botanic Ridge VIC 3977

Sold Price

\$761,500

Sold Date 30-May-17

4 2 2

Distance 0.27km



30 Seaview Drive Botanic Ridge VIC 3977

Sold Price

\$762,500

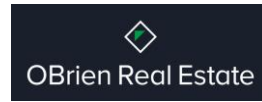
Sold Date 05-Sep-18

4 2 2

Distance 0.39km

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