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	71 Long Street 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	$615,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median price	$606,000	*House	X	*Unit		Suburb	Botanic Ridge Vic 3977
Period - From	August 2016	to	July 2017			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. 23 Lotus Drive Botanic Ridge Vic 3977	$640,000	01/04/2017
2. 32 Limeburner Grove Botanic Ridge Vic 3977	$599,999	28/02/2017
3, 29 Ridgeline Drive Botanic Ridge Vic 3977	$625,000	19/04/2017