

Statement of Information

Sections 47AF of the Estate Agents Act 1980

142 Settlers Run, BOTANIC RIDGE 3977

House



4 beds



2 baths



2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

**Range from \$645,000 -
\$709,500**

Median sale price

Median **House** for **BOTANIC RIDGE** for period **Sep 2017 - Sep 2017**
Sourced from **RP Data**.

\$680,625

Comparable property sales

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 the most comparable to the property for sale.

10 Torossi Way,
Botanic Ridge 3977

Price **\$685,000** Sold 31 August 2017

39 Station Creek Way,
Botanic Ridge 3977


Price **\$701,000** Sold 29 August 2017

12 Shearing Shed Rise,
Botanic Ridge 3977

Price **\$720,000** Sold 03 July 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

Contact agents

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