

Statement of Information

Sections 47AF of the Estate Agents Act 1980

52 Limeburner Grove, BOTANIC RIDGE 3977

Indicative selling price

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

**Range from \$795,000 -
\$865,000**

Median sale price

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

\$642,000

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.

158 Settlers Run, Price **\$801,000** Sold 20 July 2017
Botanic Ridge 3977

35 Station Creek Way, Price **\$835,000** Sold 16 March 2017
Botanic Ridge 3977

3 Station Creek Way, Price **\$850,000** Sold 03 July 2017
Botanic Ridge 3977

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.

House



4 beds




3 baths



2 parking

Contact agents

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