

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2 Bluegum Drive, Badger Creek Vic 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$545,000

&

\$595,000

### Median sale price

Median price \$552,500

Property Type House

Suburb Badger Creek

Period - From 22/12/2019

to

21/12/2020

Source REIV

### 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	3 Roma Av BADGER CREEK 3777	\$570,000	06/11/2020
2	495 Don Rd BADGER CREEK 3777	\$555,000	12/10/2020
3	19 Wallaby Way BADGER CREEK 3777	\$530,000	11/08/2020

**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.~~

This Statement of Information was prepared on:

22/12/2020 12:56



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**Property Type:** House  
**Land Size:** 927 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$545,000 - \$595,000

**Median House Price**

22/12/2019 - 21/12/2020: \$552,500

## Comparable Properties



**3 Roma Av BADGER CREEK 3777 (REI/VG)**

**Agent Comments**

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**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 06/11/2020  
**Property Type:** House  
**Land Size:** 925 sqm approx

**495 Don Rd BADGER CREEK 3777 (VG)**

**Agent Comments**

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**Price:** \$555,000  
**Method:** Sale  
**Date:** 12/10/2020  
**Property Type:** House (Res)  
**Land Size:** 1132 sqm approx



**19 Wallaby Way BADGER CREEK 3777 (VG)**

**Agent Comments**

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**Price:** \$530,000  
**Method:** Sale  
**Date:** 11/08/2020  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx