# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$545,000		&		\$595,000			
Median sale pr	rice							
Median price	\$552,500	Pro	operty Type	Hou	se		Suburb	Badger Creek
Period - From	22/12/2019	to	21/12/2020		So	urce	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.

Ado	dress 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









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)



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

Agent Comments

Agent Comments

Agent Comments



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)



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

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.