

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	28 Omonia Drive, Badger Creek Vic 3777
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Indicative selling price

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

Range between	\$490,000	&	\$539,000
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Median sale price

Median price	\$447,000	House	☒	Unit	☐	Suburb	Badger Creek
Period - From	01/10/2016	to	30/09/2017	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	6 Badger Weir Rd BADGER CREEK 3777	\$569,000	24/10/2017
2	2 Swiss Chalet Rd BADGER CREEK 3777	\$525,000	29/08/2017
3	58 Chalet Rd BADGER CREEK 3777	\$472,000	15/09/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median House Price

Year ending September 2017: \$447,000

Comparable Properties



6 Badger Weir Rd BADGER CREEK 3777 (REI) Agent Comments



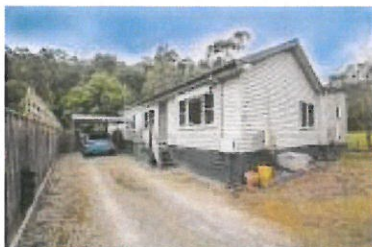
Price: \$569,000
Method: Private Sale
Date: 24/10/2017
Rooms: 8
Property Type: House



2 Swiss Chalet Rd BADGER CREEK 3777 (REI) Agent Comments



Price: \$525,000
Method: Private Sale
Date: 29/08/2017
Rooms: 6
Property Type: House
Land Size: 1676 sqm approx



58 Chalet Rd BADGER CREEK 3777 (REI)

Agent Comments



Price: \$472,000
Method: Private Sale
Date: 15/09/2017
Rooms: 6
Property Type: House