



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$420,000 - \$462,000

## Comparable Properties



**38 Bluegum Dr BADGER CREEK 3777 (REI)**

**Agent Comments**



**Price:** \$501,000  
**Method:** Private Sale  
**Date:** 21/01/2017  
**Rooms:** 8  
**Property Type:** House



**7 Omonia Dr BADGER CREEK 3777 (REI)**

**Agent Comments**



**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 13/02/2017  
**Rooms:** 8  
**Property Type:** House



**9 Koala Av BADGER CREEK 3777 (REI)**

**Agent Comments**



**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 06/03/2017  
**Rooms:** 8  
**Property Type:** House

## 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

113 Badger Creek Road, 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 \$420,000 & \$462,000

#### Median sale price

Median price

House

X

Suburb

Badger Creek

Period - From

to

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
38 Bluegum Dr BADGER CREEK 3777	\$501,000	21/01/2017
7 Omonia Dr BADGER CREEK 3777	\$465,000	13/02/2017
9 Koala Av BADGER CREEK 3777	\$415,000	06/03/2017