

## 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

8 Badger Weir 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 \$495,000 & \$544,500

#### 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	10 Bluegum Dr BADGER CREEK 3777	\$525,000	21/06/2017
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.~~



 4  1  2

**Rooms:**

**Property Type:** House

**Land Size:** 811 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$495,000 - \$544,500

**Median House Price**

Year ending September 2017: \$447,000

## Comparable Properties

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

**Agent Comments**

 4  2  -

**Price:** \$525,000

**Method:** Private Sale

**Date:** 21/06/2017

**Rooms:** 10

**Property Type:** House



**2 Swiss Chalet Rd BADGER CREEK 3777 (REI)**

**Agent Comments**

 3  1  4

**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**

 3  1  1

**Price:** \$472,000

**Method:** Private Sale

**Date:** 15/09/2017

**Rooms:** 6

**Property Type:** House