

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

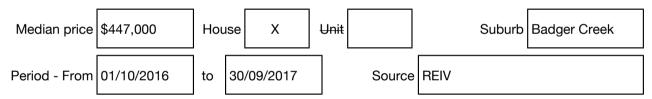
Address 8 Badger Weir Road, Badger Creek Vic 3777 Including suburb and postcode

Indicative selling price

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

Range between \$495,000 &

Median sale price



\$544.500

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.

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propertydata

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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. 8 Badger Weir Road, Badger Creek Vic 3777







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



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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



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

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