



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$415,000 - \$455,000
Median House Price
Year ending June 2017: \$401,000

Comparable Properties



2 Bluegum Dr HEALESVILLE 3777 (REI)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 22/03/2017
Rooms: 4
Property Type: House
Land Size: 927 sqm approx



9 Koala Av BADGER CREEK 3777 (REI)

Agent Comments



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



169 Badger Creek Rd BADGER CREEK 3777 (REI)

Agent Comments



Price: \$397,000
Method: Private Sale
Date: 06/05/2017
Rooms: 4
Property Type: House
Land Size: 698 sqm approx

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

167 Badger Creek Road, Badger Creek Vic 3777

Indicative selling price

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

Range between \$415,000 & \$455,000

Median sale price

Median price \$401,000

House X

Suburb Badger Creek

Period - From 01/07/2016 to 30/06/2017

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
2 Bluegum Dr HEALESVILLE 3777	\$465,000	22/03/2017
9 Koala Av BADGER CREEK 3777	\$415,000	06/03/2017
169 Badger Creek Rd BADGER CREEK 3777	\$397,000	06/05/2017