

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

477 Don Road, Badger Creek Vic 3777

Indicative selling price

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

Range between \$395,000 & \$434,500

Median sale price

Median price \$401,000 House X Unit Suburb Badger Creek

Period - From 01/07/2016 to 30/06/2017 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	13 Koala Av BADGER CREEK 3777	\$465,000	28/08/2017
2	167 Badger Creek Rd BADGER CREEK 3777	\$450,000	07/08/2017
3	169 Badger Creek Rd BADGER CREEK 3777	\$397,000	06/05/2017

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

Comparable Properties



13 Koala Av BADGER CREEK 3777 (REI)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 28/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 649 sqm approx



167 Badger Creek Rd BADGER CREEK 3777 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 07/08/2017

Rooms: 7

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