



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$470,000 - \$515,000

Comparable Properties



38 Bluegum Dr BADGER CREEK 3777 (REI)

Agent Comments

3 1 2

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



7 Omonia Dr BADGER CREEK 3777 (REI)

Agent Comments

3 2 2

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



2 Bluegum Dr HEALESVILLE 3777 (REI)

Agent Comments

3 1 3

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

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

10 Bluegum Drive, Badger Creek Vic 3777

Indicative selling price

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

Range between

\$470,000

&

\$515,000

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 |
| 2 Bluegum Dr HEALESVILLE 3777 | \$465,000 | 22/03/2017 |