

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 Koala Avenue, Badger Creek Vic 3777

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$550,000

Property Type House

Suburb Badger Creek

Period - From 07/12/2019

to 06/12/2020

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	3 Roma Av BADGER CREEK 3777	\$570,000	06/11/2020
2	19 Wallaby Way BADGER CREEK 3777	\$530,000	11/08/2020
3	2 Garibaldi St BADGER CREEK 3777	\$525,000	10/07/2020

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.~~

This Statement of Information was prepared on:

07/12/2020 15:24

8 Koala Avenue, Badger Creek Vic 3777



Property Type: House (Previously Occupied - Detached)

Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$580,000

Median House Price

07/12/2019 - 06/12/2020: \$550,000

Comparable Properties



3 Roma Av BADGER CREEK 3777 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 06/11/2020

Property Type: House

Land Size: 925 sqm approx



19 Wallaby Way BADGER CREEK 3777 (VG)

Agent Comments



Price: \$530,000

Method: Sale

Date: 11/08/2020

Property Type: House (Res)

Land Size: 650 sqm approx

2 Garibaldi St BADGER CREEK 3777 (VG)

Agent Comments



Price: \$525,000

Method: Sale

Date: 10/07/2020

Property Type: House (Res)

Land Size: 622 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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.