



first
national
REAL ESTATE

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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 35 Hannover Road, Badger Creek Vic 3777

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price*

Median price House Unit Suburb Badger Creek

Period - From to Source

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 27 Hannover Rd BADGER CREEK 3777	\$590,000	15/09/2018
2 179 Badger Creek Rd BADGER CREEK 3777	\$450,000	07/10/2018
3 30 Omonia Dr BADGER CREEK 3777		31/10/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 1 4

Rooms:

Property Type: House

Land Size: 859 sqm approx

Agent Comments

Comparable Properties

27 Hannover Rd BADGER CREEK 3777 (VG)

Agent Comments

3 - -

Price: \$590,000

Method: Sale

Date: 15/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 897 sqm approx



179 Badger Creek Rd BADGER CREEK 3777 (VG)

Agent Comments

2 - -

Price: \$450,000

Method: Sale

Date: 07/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 654 sqm approx

30 Omonia Dr BADGER CREEK 3777 (VG)

Agent Comments

3 - -

Price:

Method: Sale

Date: 31/10/2018

Rooms: -

Property Type: Divorce/Estate/Family Transfers

Land Size: 989 sqm approx