first national REAL ESTATE | Mark Gunther

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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	17 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 & $510,000

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	28 Omonia Dr BADGER CREEK 3777	$550,000	28/11/2017
2	3 Meadow Cr BADGER CREEK 3777	$520,000	14/02/2018
3	28 Badger Weir Rd HEALESVILLE 3777	$485,000	03/02/2018

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.

REIV propertydata.com.au

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.

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Indicative Selling Price
$470,000 - $510,000
No median price available



- -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 666 sqm approx

Agent Comments

Comparable Properties



28 Omonia Dr BADGER CREEK 3777 (REI)

3 1 1

Price: $550,000
Method: Private Sale
Date: 28/11/2017
Rooms: 5
Property Type: House

Agent Comments



3 Meadow Cr BADGER CREEK 3777 (REI)

3 1 3

Price: $520,000
Method: Private Sale
Date: 14/02/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)

Agent Comments



28 Badger Weir Rd HEALESVILLE 3777 (REI)

3 1 2

Price: $485,000
Method: Private Sale
Date: 03/02/2018
Rooms: 7
Property Type: House
Land Size: 760 sqm approx

Agent Comments

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