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	3 Meadow Crescent, Badger Creek Vic 3777

Indicative selling price

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

Range between	$460,000	&	$500,000

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	12 Badger Weir Rd BADGER CREEK 3777	$535,000	04/12/2017
2	2 Meadow Cr BADGER CREEK 3777	$470,000	12/12/2017
3	13 Koala Av BADGER CREEK 3777	$465,000	28/08/2017

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.~~

* 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.

3 Meadow Crescent, Badger Creek Vic 3777

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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 657 sqm approx

Agent Comments

Indicative Selling Price
$460,000 - $500,000
No median price available

Comparable Properties

12 Badger Weir Rd BADGER CREEK 3777 (REI/VG)

3 2 5

Price: $535,000
Method: Private Sale
Date: 04/12/2017
Rooms: 9
Property Type: House
Land Size: 731 sqm approx

Agent Comments

2 Meadow Cr BADGER CREEK 3777 (REI)

3 2 4

Price: $470,000
Method: Private Sale
Date: 12/12/2017
Rooms: -
Property Type: House
Land Size: 653 sqm approx

Agent Comments

13 Koala Av BADGER CREEK 3777 (REI)

3 1 2

Price: $465,000
Method: Private Sale
Date: 28/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments

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