Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	181 Badger Creek Road, Badger Creek Vic 3777

Indicative selling price

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

Range between	$300,000	&	$330,000

Median sale price

Median price	$481,500	Property Type	House	Suburb	Badger Creek
Period - From	12/05/2019	to	11/05/2020	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	10 Raymond Ct HEALESVILLE 3777	$340,000	13/01/2020
2	1 Raymond Ct HEALESVILLE 3777	$339,950	11/11/2019
3	6 Raymond Ct HEALESVILLE 3777	$329,950	26/10/2019

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

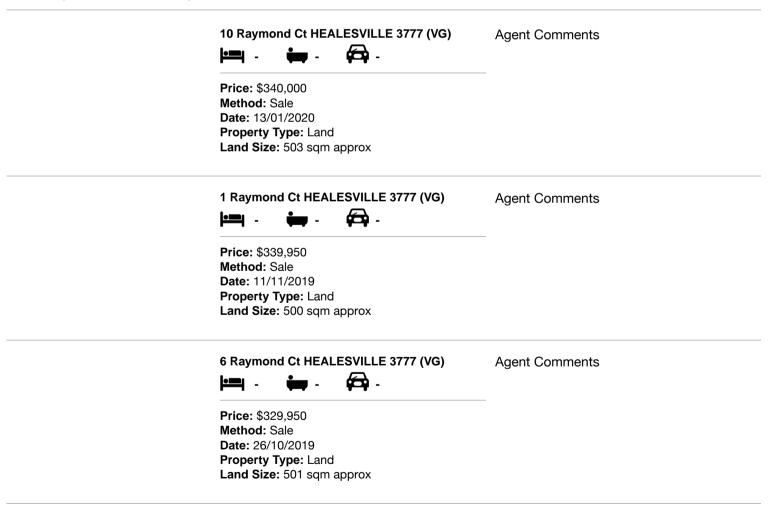This Statement of Information was prepared on: | 12/05/2020 09:45

CONSUMER AFFAIRS VICTORIA

181 Badger Creek Road, Badger Creek Vic 3777

Indicative Selling Price
$300,000 - $330,000
Median House Price
12/05/2019 - 11/05/2020: $481,500

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Property Type:

Agent Comments

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Comparable Properties

10 Raymond Ct HEALESVILLE 3777 (VG)

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Price: $340,000
Method: Sale
Date: 13/01/2020
Property Type: Land
Land Size: 503 sqm approx

Agent Comments

1 Raymond Ct HEALESVILLE 3777 (VG)

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Price: $339,950
Method: Sale
Date: 11/11/2019
Property Type: Land
Land Size: 500 sqm approx

Agent Comments

6 Raymond Ct HEALESVILLE 3777 (VG)

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Price: $329,950
Method: Sale
Date: 26/10/2019
Property Type: Land
Land Size: 501 sqm approx

Agent Comments