

STATEMENT OF INFORMATION

81 CHALET ROAD, BADGER CREEK, VIC 3777
PREPARED BY REAL ESTATE YARRA VALLEY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



81 CHALET ROAD, BADGER CREEK, VIC 🕮 2 🕒 -







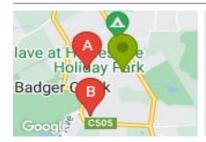
Indicative Selling Price

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

Price Range:

\$690,000 to \$750,000

MEDIAN SALE PRICE



BADGER CREEK, VIC, 3777

Suburb Median Sale Price (House)

01 April 2022 to 30 September 2022

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



28 CHALET RD, BADGER CREEK, VIC 3777







Sale Price

\$710,000

Sale Date: 07/09/2022

Distance from Property: 474m





16 FAUNA AVE, BADGER CREEK, VIC 3777









Sale Price

\$690,000

Sale Date: 24/06/2022

Distance from Property: 756m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property	offered	for sal	е
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	Address
Including	suburb and
	postcode

81 CHALET ROAD, BADGER CREEK, VIC 3777

Indicative selling price

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

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Price Range:	\$690,000 to \$750,000

Median sale price

Median price		Property type	House	Suburb	BADGER CREEK
Period	01 April 2022 to 30 September 2022		Source	p	ricefinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
28 CHALET RD, BADGER CREEK, VIC 3777	\$710,000	07/09/2022
16 FAUNA AVE, BADGER CREEK, VIC 3777	\$690,000	24/06/2022

This Statement of Information was prepared on:

10/11/2022

