

# 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

40 Wallaby Way, Badger Creek Vic 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$620,000

### Median sale price

Median price

\$795,000

Property Type

House

Suburb

Badger Creek

Period - From

01/10/2022

to

30/09/2023

Source

REIV

### 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	9 Heidelberg Ct BADGER CREEK 3777	\$650,000	17/10/2023
2	28 Bluegum Dr BADGER CREEK 3777	\$580,000	26/09/2023
3			

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.~~

This Statement of Information was prepared on:

03/01/2024 12:18



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**Property Type:** House  
**Land Size:** 651 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$620,000  
**Median House Price**  
Year ending September 2023: \$795,000

## Comparable Properties



**9 Heidelberg Ct BADGER CREEK 3777 (REI)** **Agent Comments**

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**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 17/10/2023  
**Property Type:** House  
**Land Size:** 863 sqm approx



**28 Bluegum Dr BADGER CREEK 3777 (REI)** **Agent Comments**

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**Price:** \$580,000  
**Method:** Sold Before Auction  
**Date:** 26/09/2023  
**Property Type:** House (Res)  
**Land Size:** 676 sqm approx

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.