## 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

26 Wallaby Way, Badger Creek Vic 3777

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$640,000		&		\$670,000			
Median sale p	rice							
Median price	\$720,000	Pro	operty Type	Hou	se		Suburb	Badger Creek
Period - From	24/03/2022	to	23/03/2023		So	urce	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

24/03/2023 16:34



26 Wallaby Way, Badger Creek Vic 3777

# Integrity





Rooms: 5 Property Type: House Land Size: 652 sqm approx Agent Comments Jane Nunn 9730 2333 0432 375 940 jane@integrityrealestate.com.au

Indicative Selling Price \$640,000 - \$670,000 Median House Price 24/03/2022 - 23/03/2023: \$720,000

## **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.

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888





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