

# We put you first

### STATEMENT OF INFORMATION

2 CHALET ROAD, BADGER CREEK, VIC 3777

PREPARED BY MARK GUNTHER, FIRST NATIONAL REAL ESTATE MARK GUNTHER



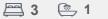
#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 2 CHALET ROAD, BADGER CREEK, VIC







**Indicative Selling Price** 

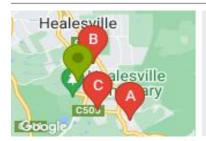
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$600,000 to \$660,000

Provided by: Mark Gunther, First National Real Estate Mark Gunther

#### **MEDIAN SALE PRICE**



#### **BADGER CREEK, VIC, 3777**

**Suburb Median Sale Price (House)** 

01 April 2023 to 31 March 2024

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

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.



24 ROMA AVE, BADGER CREEK, VIC 3777







Sale Price

\$640,000

Sale Date: 16/11/2023

Distance from Property: 1.7km





31 HANNOVER RD, BADGER CREEK, VIC 3777







Sale Price

\$670,000

Sale Date: 01/09/2023

Distance from Property: 651m





183 BADGER CREEK RD, BADGER CREEK, VIC







**Sale Price** 

\$635.000

Sale Date: 20/02/2024

Distance from Property: 931m



#### 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 sale	Pro	perty	offered	for	sale
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	Address
Including	suburb and
	postcode

2 CHALET ROAD, BADGER CREEK, VIC 3777

#### Indicative selling price

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

Price Range:	\$600,000 to \$660,000

#### Median sale price

Median price		Property type	House	Suburb	BADGER CREEK
Period	01 April 2023 to 31 March 2024		Source	P	ricefinder

#### Comparable property sales

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
24 ROMA AVE, BADGER CREEK, VIC 3777	\$640,000	16/11/2023
31 HANNOVER RD, BADGER CREEK, VIC 3777	\$670,000	01/09/2023
183 BADGER CREEK RD, BADGER CREEK, VIC 3777	\$635,000	20/02/2024

This Statement of Information was prepared on:

29/04/2024

