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

28 Chalet Road, Badger Creek Vic 3777

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|--------------|
| Range betweer | \$670,000 | | & | | \$720,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$720,000 | Pro | operty Type | Hou | se | | Suburb | Badger Creek |
| Period - From | 01/07/2021 | to | 30/06/2022 | | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|---------------------------------------|-----------|--------------|
| 1 | 211 Badger Creek Rd BADGER CREEK 3777 | \$720,000 | 26/03/2022 |
| 2 | 16 Fauna Av BADGER CREEK 3777 | \$690,000 | 24/06/2022 |
| 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.

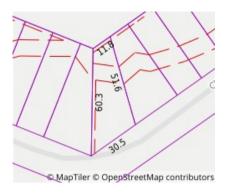
This Statement of Information was prepared on:

15/08/2022 16:29



28 Chalet Road, Badger Creek Vic 3777

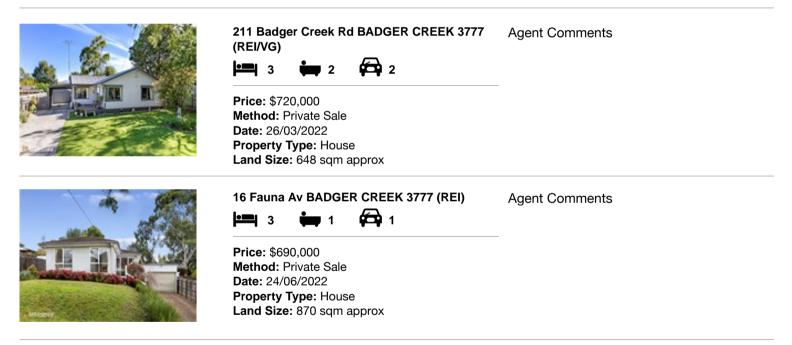






Property Type: House (Previously Occupied - Detached) Land Size: 1030 sqm approx Agent Comments Indicative Selling Price \$670,000 - \$720,000 Median House Price Year ending June 2022: \$720,000

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.

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propertydata



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