

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 consumer.vic.gov.au/underquoting

Range between \$670,000

&

\$720,000

Median sale price

Median price \$720,000

Property Type House

Suburb Badger Creek

Period - From 01/07/2021

to

30/06/2022

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.~~

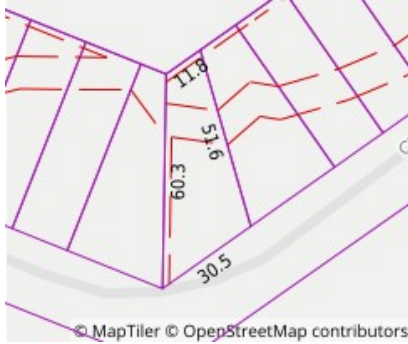
	Address of comparable property	Price	Date of sale
1	211 Badger Creek Rd BADGER CREEK 3777	\$720,000	26/03/2022
2	16 Fauna Av BADGER CREEK 3777	\$690,000	24/06/2022
3			

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



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



211 Badger Creek Rd BADGER CREEK 3777 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 26/03/2022
Property Type: House
Land Size: 648 sqm approx



16 Fauna Av BADGER CREEK 3777 (REI)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 24/06/2022
Property Type: House
Land Size: 870 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.

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