#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	113 Badger Creek Road, Badger Creek Vic 3777
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$590,000	&	\$640,000

#### Median sale price

Median price	\$628,250	Pro	perty Type	House		Suburb	Badger Creek
Period - From	01/04/2020	to	31/03/2021		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

Aut	Address of comparable property		Date of Sale
1	8 Hannover Rd BADGER CREEK 3777	\$631,117	30/03/2021
2	2 Fauna Av BADGER CREEK 3777	\$635,000	09/03/2021
3	29 Badger Creek Rd HEALESVILLE 3777	\$635,000	19/02/2021

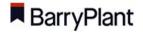
#### OR

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:	27/05/2021 13:34



Date of sale







Rooms: 7

Property Type: House Land Size: 847 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$590,000 - \$640,000 **Median House Price** Year ending March 2021: \$628,250

## Comparable Properties

8 Hannover Rd BADGER CREEK 3777 (VG)

**-**3





Price: \$631,117 Method: Sale Date: 30/03/2021

Property Type: House (Res) Land Size: 993 sqm approx

**Agent Comments** 



2 Fauna Av BADGER CREEK 3777 (REI/VG)

**=**3

Price: \$635,000







Agent Comments

Method: Private Sale Date: 09/03/2021 Property Type: House Land Size: 773 sqm approx

29 Badger Creek Rd HEALESVILLE 3777 (VG) Agent Comments







Price: \$635,000 Method: Sale Date: 19/02/2021

Property Type: House (Res) Land Size: 924 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



