

# 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

113 Badger Creek Road, Badger Creek Vic 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$628,250

Property 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      | Price     | 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

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**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)**

[Agent Comments](#)

 3    -    -

**Price:** \$631,117

**Method:** Sale

**Date:** 30/03/2021

**Property Type:** House (Res)

**Land Size:** 993 sqm approx



**2 Fauna Av BADGER CREEK 3777 (REI/VG)**

[Agent Comments](#)

 3    1    6

**Price:** \$635,000

**Method:** Private Sale

**Date:** 09/03/2021

**Property Type:** House

**Land Size:** 773 sqm approx

**29 Badger Creek Rd HEALESVILLE 3777 (VG)**

[Agent Comments](#)

 4    -    -

**Price:** \$635,000

**Method:** Sale

**Date:** 19/02/2021

**Property Type:** House (Res)

**Land Size:** 924 sqm approx