

## 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

22 OMONIA DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Badger Creek

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### 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 6 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

26 OMONIA DRIVE BADGER CREEK VIC 3777	\$856,000	29-Sep-22
8 SWISS CHALET ROAD BADGER CREEK VIC 3777	\$820,000	07-Jun-22

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 6 months.

This Statement of Information was prepared on: 25 October 2022



## 26 OMONIA DRIVE BADGER CREEK VIC 3777

Sold Price <sup>RS</sup> **\$856,000** Sold Date **29-Sep-22**

3 2 2

Distance **0.04km**



## 8 SWISS CHALET ROAD BADGER CREEK VIC 3777

Sold Price **\$820,000** Sold Date **07-Jun-22**

3 2 2

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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