

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

21 OMONIA DRIVE BADGER CREEK VIC 3777

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$665,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Badger Creek

Period-from

01 Mar 2023

to

29 Feb 2024

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

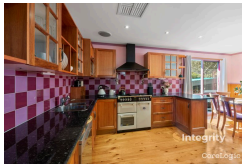
Date of sale

13 FLEAY ROAD BADGER CREEK VIC 3777	\$695,000	24-Oct-23
4 EMU COURT BADGER CREEK VIC 3777	\$675,000	05-Jan-24
8 GARIBALDI STREET BADGER CREEK VIC 3777	\$720,000	17-Feb-24

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: 19 March 2024


**13 FLEAY ROAD BADGER CREEK
VIC 3777**

Sold Price

\$695,000

Sold Date

24-Oct-23


Distance

1.37km

**4 EMU COURT BADGER CREEK VIC
3777**

Sold Price

^{RS} **\$675,000** ^{UN}

Sold Date

05-Jan-24


Distance

0.94km

**8 GARIBALDI STREET BADGER
CREEK VIC 3777**

Sold Price

^{RS} **\$720,000**

Sold Date

17-Feb-24


Distance

0.16km
RS = Recent sale

UN = Undisclosed Sale

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