

## 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

12 GARIBALDI STREET 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

\$580,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Badger Creek

Period-from

01 Nov 2023

to

31 Oct 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

2 CHALET ROAD BADGER CREEK VIC 3777	\$600,000	19-Oct-24
16 BLUEGUM DRIVE BADGER CREEK VIC 3777	\$640,000	01-Jul-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: 29 November 2024



**2 CHALET ROAD BADGER CREEK  
VIC 3777**

3 1 1

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**19-Oct-24**

Distance

**1.69km**



**16 BLUEGUM DRIVE BADGER  
CREEK VIC 3777**

3 1 1

Sold Price

**\$640,000**

Sold Date

**01-Jul-24**

Distance

**1.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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