

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

23 Wallaby Way, Badger Creek Vic 3777

Indicative selling price

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

Single price

\$515,000

Median sale price

Median price

\$530,000

Property Type

House

Suburb

Badger Creek

Period - From

27/08/2019

to

26/08/2020

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	19 Wallaby Way HEALESVILLE 3777	\$530,000	11/08/2020
2	2 Wallaby Way BADGER CREEK 3777	\$530,000	23/03/2020
3	34 Chalet Rd BADGER CREEK 3777	\$465,000	03/03/2020

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:

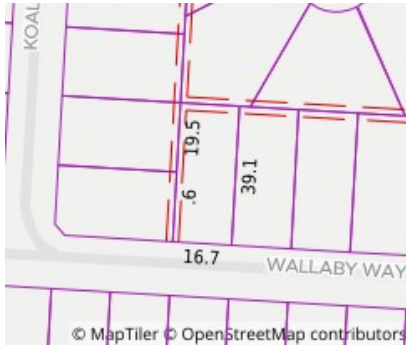
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23 Wallaby Way, Badger Creek Vic 3777

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Indicative Selling Price
\$515,000

Median House Price
27/08/2019 - 26/08/2020: \$530,000



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



19 Wallaby Way HEALESVILLE 3777 (REI)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 11/08/2020
Property Type: House
Land Size: 654 sqm approx

2 Wallaby Way BADGER CREEK 3777 (VG)

Agent Comments



Price: \$530,000
Method: Sale
Date: 23/03/2020
Property Type: House (Res)
Land Size: 968 sqm approx

34 Chalet Rd BADGER CREEK 3777 (VG)

Agent Comments



Price: \$465,000
Method: Sale
Date: 03/03/2020
Property Type: House (Res)
Land Size: 816 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.