

# 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 20 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)

Range between \$570,000 & \$620,000

### Median sale price

MEDIAN SALE PRICE – NOT AVAILABLE

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

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
5 Fauna Avenue, Badger Creek, VIC, 3777	\$570,500	03/09/2019
61 Chalet Road, Badger Creek, VIC, 3777	\$625,000	29/10/2019
29 Baden Powell Drive, Healesville, VIC, 3777	\$650,000	01/10/2019

This Statement of Information was prepared on: 26/03/2020