

# 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

56A Badger Creek Road, Healesville 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

\$730,000

&

\$795,000

### Median sale price

Median price

\$830,000

Property Type

House

Suburb

Healesville

Period - From

23/11/2021

to

22/11/2022

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	10a Harker St HEALESVILLE 3777	\$780,000	08/09/2022
2	109 Maroondah Hwy HEALESVILLE 3777	\$770,000	27/07/2022
3	7 Cranbrook PI HEALESVILLE 3777	\$750,000	08/06/2022

**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:

23/11/2022 15:19



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**Property Type:** House  
**Land Size:** 618 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$730,000 - \$795,000  
**Median House Price**  
 23/11/2021 - 22/11/2022: \$830,000

## Comparable Properties



**10a Harker St HEALESVILLE 3777 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 08/09/2022  
**Property Type:** House  
**Land Size:** 510 sqm approx



**109 Maroondah Hwy HEALESVILLE 3777 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 27/07/2022  
**Property Type:** House  
**Land Size:** 842 sqm approx

**7 Cranbrook PI HEALESVILLE 3777 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$750,000  
**Method:** Sale  
**Date:** 08/06/2022  
**Property Type:** House (Res)  
**Land Size:** 771 sqm approx

**Account - Barry Plant** | P: 03 9735 3300 | F: 03 9735 3122