

# 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

56 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 \$500,000 & \$550,000

### Median sale price

Median price \$610,000 Property Type House Suburb Healesville

Period - From 01/04/2019 to 30/06/2019 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	23b St Leonards Rd HEALESVILLE 3777	\$532,500	06/08/2019
2	2 Adelia CI HEALESVILLE 3777	\$525,000	11/06/2019
3	2a Joffre Rd HEALESVILLE 3777	\$525,000	03/07/2019

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:

19/09/2019 13:54



 2  1  0

**Property Type:** House

**Land Size:** 1004.5 sqm approx

Agent Comments

## Comparable Properties



**23b St Leonards Rd HEALESVILLE 3777 (REI)** Agent Comments

 3  2  2

**Price:** \$532,500

**Method:** Private Sale

**Date:** 06/08/2019

**Property Type:** House

**Land Size:** 226 sqm approx



**2 Adelia Ct HEALESVILLE 3777 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$525,000

**Method:** Private Sale

**Date:** 11/06/2019

**Property Type:** House



**2a Joffre Rd HEALESVILLE 3777 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 03/07/2019

**Property Type:** House

**Land Size:** 297 sqm approx