

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

40 DEERING AVENUE BADGER CREEK VIC 3777

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,430,000

&

\$1,570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Badger Creek

Period-from

01 Jan 2024

to

31 Dec 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

31 CHALET ROAD BADGER CREEK VIC 3777	\$1,550,000	16-Dec-24
65 ANDREA COURT HEALESVILLE VIC 3777	\$1,630,000	20-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: 11 January 2025



**31 CHALET ROAD BADGER CREEK
VIC 3777**

Sold Price

^{RS} **\$1,550,000**

Sold Date

16-Dec-24

 7  2  10

Distance

2km



**65 ANDREA COURT HEALESVILLE
VIC 3777**

Sold Price

^{RS} **\$1,630,000**

Sold Date

20-Jul-24

 5  2  2

Distance

3.4km

RS = Recent sale

UN = Undisclosed Sale

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