

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

7 Badger Creek Road Healesville 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,000

Property type

House

Suburb

Healesville

Period-from

01 Nov 2020

to

31 Oct 2021

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

2 Auburn Road Healesville VIC 3777	\$700,000	30-Mar-21
3 Manse Street Healesville VIC 3777	\$820,000	16-Jul-21
34 Don Road Healesville VIC 3777	\$750,000	05-Nov-21

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.~~

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2 Auburn Road Healesville VIC 3777 Sold Price **\$700,000** Sold Date **30-Mar-21**

3 1 6

Distance **0.19km**



3 Manse Street Healesville VIC 3777 Sold Price **\$820,000** Sold Date **16-Jul-21**

3 1 1

Distance **0.66km**



34 Don Road Healesville VIC 3777 Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **05-Nov-21**

3 2 3

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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