STATEMENT OF INFORMATION

36 ROMA AVENUE, BADGER CREEK, VIC 3777

PREPARED BY GARY LUCAS, FIRST NATIONAL REAL ESTATE MARK GUNTHER

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

36 ROMA AVENUE, BADGER CREEK, VIC

4 | 2 | 4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **$790,000 to $850,000**

Provided by: Gary Lucas , First National Real Estate Mark Gunther

MEDIAN SALE PRICE

BADGER CREEK, VIC, 3777

Suburb Median Sale Price (House)

$790,000

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

10 SWISS CHALET RD, BADGER CREEK, VIC

4 | 2 | 4

Sale Price

$840,000

Sale Date: 31/07/2023

Distance from Property: 1.3km (A)

16 OMONIA DR, BADGER CREEK, VIC 3777

4 | 2 | 6

Sale Price

$830,000

Sale Date: 12/10/2023

Distance from Property: 186m (B)

8 MERRANS RD, HEALESVILLE, VIC 3777

4 | 2 | -

Sale Price

$940,000

Sale Date: 07/09/2023

Distance from Property: 4.7km (C)

This report has been compiled on 13/12/2023 by First National Real Estate Mark Gunther. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	36 ROMA AVENUE, BADGER CREEK, VIC 3777

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:	$790,000 to $850,000

Median sale price

Median price	$790,000	Property type	House	Suburb	BADGER CREEK
Period	01 October 2022 to 30 September 2023	Source	pricefinder		

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
10 SWISS CHALET RD, BADGER CREEK, VIC 3777	$840,000	31/07/2023
16 OMONIA DR, BADGER CREEK, VIC 3777	$830,000	12/10/2023
8 MERRANS RD, HEALESVILLE, VIC 3777	$940,000	07/09/2023

This Statement of Information was prepared on: 13/12/2023

CONSUMER AFFAIRS VICTORIA