

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 64-66 Baden Powell Drive, Healesville Vic 3777

Indicative selling price

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

Range between \$795,000 & \$820,000

Median sale price

Median price \$842,500 Property Type House Suburb Healesville

Period - From 20/03/2023 to 19/03/2024 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	4 Fantail Tce HEALESVILLE 3777	\$1,050,000	15/02/2024
2	35 Badger Creek Rd HEALESVILLE 3777	\$972,000	15/01/2024
3	109 Badger Creek Rd BADGER CREEK 3777	\$860,000	20/09/2023

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.~~

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Indicative Selling Price

\$795,000 - \$820,000

Median House Price

20/03/2023 - 19/03/2024: \$842,500



Property Type: House (Previously

Occupied - Detached)

Land Size: 1452 sqm approx

Agent Comments

Comparable Properties



4 Fantail Tce HEALESVILLE 3777 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 15/02/2024

Property Type: House

Land Size: 1100 sqm approx



35 Badger Creek Rd HEALESVILLE 3777 (REI) Agent Comments



Price: \$972,000

Method: Private Sale

Date: 15/01/2024

Property Type: House

Land Size: 1019 sqm approx



109 Badger Creek Rd BADGER CREEK 3777 (REI/VG) Agent Comments



Price: \$860,000

Method: Private Sale

Date: 20/09/2023

Property Type: House (Res)

Land Size: 861 sqm approx

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