

# STATEMENT OF INFORMATION

12 JUNIPER WAY, BARANDUDA, VIC 3691

PREPARED BY BRAD JONES, PROFESSIONALS WODONGA, PHONE: 0447 897 079



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 JUNIPER WAY, BARANDUDA, VIC 3691**  3  1  2

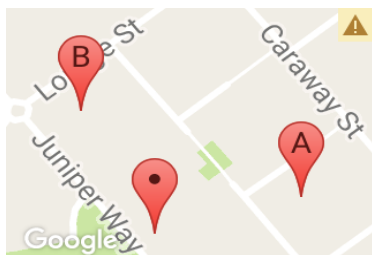
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$300,000 to \$319,000**

Provided by: Brad Jones, Professionals Wodonga

## MEDIAN SALE PRICE



### BARANDUDA, VIC, 3691

Suburb Median Sale Price (House)

**\$365,000**

01 April 2016 to 31 March 2017

Provided by: 

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



**10 BASIL CRT, BARANDUDA, VIC 3691**  3  1  2

### Sale Price

**\*\$273,000**

Sale Date: 04/04/2017

Distance from Property: 126m



**3 LORAGE ST, BARANDUDA, VIC 3691**  3  1  2

### Sale Price

**\$280,000**

Sale Date: 10/02/2017

Distance from Property: 128m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

12 JUNIPER WAY, BARANDUDA, VIC 3691

Indicative selling price

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Price Range:

\$300,000 to \$319,000

Median sale price

Median price

\$365,000

House

X

Unit


Suburb

BARANDUDA

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
10 BASIL CRT, BARANDUDA, VIC 3691	*\$273,000	04/04/2017
3 LORAGE ST, BARANDUDA, VIC 3691	\$280,000	10/02/2017