

# STATEMENT OF INFORMATION

520 KIEWA VALLEY HIGHWAY, BARANDUDA, VIC 3691 PREPARED BY JAMIE MAYNARD, ELDERS REAL ESTATE WODONGA





#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 520 KIEWA VALLEY HIGHWAY,







**Indicative Selling Price** 

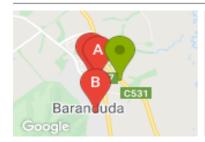
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

null

Provided by: Jamie Maynard, Elders Real Estate Wodonga

#### **MEDIAN SALE PRICE**



#### BARANDUDA, VIC, 3691

**Suburb Median Sale Price (House)** 

\$425,000

01 October 2019 to 30 September 2020

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



14 CHERVIL PL, BARANDUDA, VIC 3691







Sale Price

\*\$640,000

Sale Date: 21/09/2020

Distance from Property: 605m





39 BARTON DR, BARANDUDA, VIC 3691







Sale Price

\$531,000

Sale Date: 03/03/2020

Distance from Property: 1.1km





11 HEMLOCK CRT, BARANDUDA, VIC 3691







**Sale Price** 

\$650.000

Sale Date: 18/11/2019

Distance from Property: 783m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate 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 outside 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	Pro	perty	offered	for	sale
---------------------------	-----	-------	---------	-----	------

Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Price Range:										
Median sale price										
Median price	\$425,000	Property type	House	Suburb	BARANDUDA					
Period	01 October 2019 to 30 2020	September	Source	pricefinder						

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
14 CHERVIL PL, BARANDUDA, VIC 3691	*\$640,000	21/09/2020
39 BARTON DR, BARANDUDA, VIC 3691	\$531,000	03/03/2020
11 HEMLOCK CRT, BARANDUDA, VIC 3691	\$650,000	18/11/2019

This Statement of Information was prepared	d on:
--	-------

08/10/2020

