

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

40 MARGARET COURT DRIVE BARANDUDA VIC 3691

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$269,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,250

Property type

House

Suburb

Baranduda

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

60 PONTING WAY BARANDUDA VIC 3691	\$275,000	01-Feb-24
53 PONTING WAY BARANDUDA VIC 3691	\$303,000	07-Feb-24
23 WESTACOTT CRESCENT BARANDUDA VIC 3691	\$255,000	27-Aug-24

OR

**B\*** ~~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.~~

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**60 PONTING WAY BARANDUDA  
VIC 3691**

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Sold Price **\$275,000** Sold Date **01-Feb-24**

Distance **0.47km**

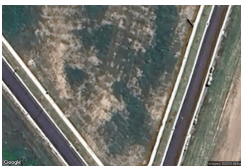


**53 PONTING WAY BARANDUDA  
VIC 3691**

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Sold Price **\$303,000** Sold Date **07-Feb-24**

Distance **0.59km**



**23 WESTACOTT CRESCENT  
BARANDUDA VIC 3691**

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Sold Price **\$255,000** Sold Date **27-Aug-24**

Distance **0.34km**

RS = Recent sale      UN = Undisclosed Sale

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