

## 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 3 BASIL COURT, BARANDUDA, VIC 3691

#### Indicative selling price

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

Single Price: \$299,000

#### Median sale price

Median price \$353,500 House ☒ Unit ☐ Suburb BARANDUDA  
Period 01 January 2017 to 31 December 2017 Source 

#### 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
4 JUNIPER WAY, BARANDUDA, VIC 3691	*\$301,000	24/01/2018
18 FOXGLOVE TCE, BARANDUDA, VIC 3691	*\$312,000	05/01/2018
6 BASIL CRT, BARANDUDA, VIC 3691	*\$297,500	05/10/2017