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

23 FREEMAN CRESCENT BARANDUDA VIC 3691

Indicative selling price

Period-from

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

Single Price	\$865,000	or rang betwee		&						
Median sale price										
(*Delete house or unit as applicable)										
Median Price	\$520,000	Property type	House	Suburb	Baranduda					

31 May 2022

Source

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

01 Jun 2021

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.

to

Address of comparable property	Price	Date of sale	
39 GRATWICK VIEW WODONGA VIC 3690	\$845,000	05-Apr-22	
138 STREETS ROAD LENEVA VIC 3691	\$850,000	11-Mar-22	

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.

This Statement of Information was prepared on: 03 June 2022



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consumer.vic.gov.au



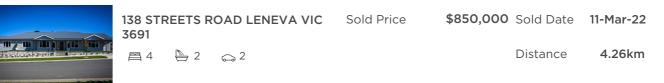
Vanessa Meehan

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39 GRATWICK VIEW WODONGA VIC 3690		Sold Price	\$845,000	Sold Date	05-Apr-22	
圔 4	2	⇔ ²			Distance	4.8km



RS = Recent sale UN = Undisclosed Sale

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