

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

57 ROD LAVER WAY BARANDUDA VIC 3691

Indicative selling price

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

Single Price

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$230,000

Property type

Land

Suburb

Baranduda

Period-from

01 Dec 2023

to

30 Nov 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

10 BARNES STREET BARANDUDA VIC 3691	\$339,000	17-Jul-23
53 PONTING WAY BARANDUDA VIC 3691	\$303,000	07-Feb-24
10 DENVERS STREET BARANDUDA VIC 3691	\$310,000	27-Jun-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.~~

This Statement of Information was prepared on: 20 December 2024

Tiago Neves
P 0466234548
M 0466234548
E tiago.neves@obrienrealestate.com.au



**10 BARNES STREET BARANDUDA
VIC 3691**

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Sold Price

\$339,000

Sold Date

17-Jul-23

Distance

0.1km



**53 PONTING WAY BARANDUDA
VIC 3691**

- - -

Sold Price

\$303,000

Sold Date

07-Feb-24

Distance

0.45km



**10 DENVERS STREET BARANDUDA
VIC 3691**

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Sold Price

\$310,000

Sold Date

27-Jun-24

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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