



STATEMENT OF INFORMATION

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HOUSE Offered for Sale

2 Arnica Circuit Baranduda VIC 3691

4 2 2

Indicative Selling Price

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

Single Price \$425,000

Median Sale Price

\$365,000 Houses in Baranduda between Jun 2017 - May 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



4 Arnica Circuit Baranduda VIC 3691

4 2 2

Sold Price **\$400,000** Sold Date **06-Sep-17**

Distance **0.02km**



13 Pro Hart Drive Baranduda VIC 3691

4 2 2

Sold Price **\$436,000** Sold Date **10-Mar-17**

Distance **0.44km**



12 Whiteley Circuit Baranduda VIC 3691

4 2 2

Sold Price **\$442,000** Sold Date **30-Jan-18**

Distance **0.55km**

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