



Bonnici &
Associates



STATEMENT OF INFORMATION

7 CHASNEY COURT, BARANDUDA, VIC 3691

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 CHASNEY COURT, BARANDUDA, VIC

4 2 4

Indicative Selling Price

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

Single Price: **\$749,000**

Provided by: Jake Spargo, First National Bonnici & Associates

MEDIAN SALE PRICE



BARANDUDA, VIC, 3691

Suburb Median Sale Price (House)

\$353,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



14 PATERSON AVE, BARANDUDA, VIC 3691

4 2 2

Sale Price

***\$410,000**

Sale Date: 01/12/2017

Distance from Property: 432m



15 KRUEGER ST, BARANDUDA, VIC 3691

4 2 2

Sale Price

\$595,000

Sale Date: 11/05/2017

Distance from Property: 137m



15 WICKHAM CRT, BARANDUDA, VIC 3691

3 1 5

Sale Price

***\$380,000**

Sale Date: 20/01/2018

Distance from Property: 449m



This report has been compiled on 30/01/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



10 QUOLL RD, BARANDUDA, VIC 3691

3 3 2

Sale Price

***\$595,000**

Sale Date: 18/07/2017

Distance from Property: 180m



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

7 CHASNEY COURT, BARANDUDA, VIC 3691

Indicative selling price

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

Single Price:

\$749,000

Median sale price

Median price

\$353,500

House

Unit

Suburb

BARANDUDA

Period

01 January 2017 to 31 December
2017

Source

pricfinder

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
14 PATERSON AVE, BARANDUDA, VIC 3691	*\$410,000	01/12/2017
15 KRUEGER ST, BARANDUDA, VIC 3691	\$595,000	11/05/2017
15 WICKHAM CRT, BARANDUDA, VIC 3691	*\$380,000	20/01/2018
10 QUOLL RD, BARANDUDA, VIC 3691	*\$595,000	18/07/2017