



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 POSSUM PLACE, BARANDUDA, VIC 3691 4 3 4

Indicative Selling Price

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

Price Range: \$530,000 to \$580,000

Provided by: Tony Stockdale, First National Bonnici & Associates

MEDIAN SALE PRICE



BARANDUDA, VIC, 3691

Suburb Median Sale Price (House)

\$377,500

01 April 2017 to 31 March 2018

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.



12 QUOLL RD, BARANDUDA, VIC 3691 3 2 5

Sale Price

\$535,000

Sale Date: 26/10/2017

Distance from Property: 689m



10 QUOLL RD, BARANDUDA, VIC 3691 3 3 2

Sale Price

\$595,000

Sale Date: 17/07/2017

Distance from Property: 638m



5 PLATYPUS CRT, BARANDUDA, VIC 3691 5 3 2

Sale Price

\$547,000

Sale Date: 07/08/2017

Distance from Property: 489m



This report has been compiled on 24/05/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

6 POSSUM PLACE, BARANDUDA, VIC 3691

Indicative selling price

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Price Range: \$530,000 to \$580,000

Median sale price

Median price \$377,500

House

Unit

Suburb

BARANDUDA

Period 01 April 2017 to 31 March 2018

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
12 QUOLL RD, BARANDUDA, VIC 3691	\$535,000	26/10/2017
10 QUOLL RD, BARANDUDA, VIC 3691	\$595,000	17/07/2017
5 PLATYPUS CRT, BARANDUDA, VIC 3691	\$547,000	07/08/2017