

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

14 HEMLOCK COURT, BARANDUDA, VIC 3691

Indicative selling price

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

Single Price:

425,000

Median sale price

Median price

\$380,000

House

☒

Unit

☐

Suburb

BARANDUDA

Period

01 April 2017 to 31 March 2018

Source

pricefinder

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
6 WICKHAM CRT, BARANDUDA, VIC 3691	\$449,000	23/06/2017
18 HEMLOCK CRT, BARANDUDA, VIC 3691	\$382,000	09/02/2018
12 WHITELEY CCT, BARANDUDA, VIC 3691	\$442,000	30/01/2018
4 ARNICA CCT, BARANDUDA, VIC 3691	\$400,000	06/09/2017