

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

11 BANDICOOT LANE BANDIANA 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

or range
between

\$675,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$449,500

Property type

House

Suburb

Bandiana

Period-from

01 May 2021

to

30 Apr 2022

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

12 MACKENZIE CRESCENT WODONGA VIC 3690	\$711,000	14-Feb-22
9 BANDICOOT LANE BANDIANA VIC 3691	\$629,000	26-Apr-22
13 KENNETH WATSON DRIVE BANDIANA VIC 3691	\$655,000	07-Apr-22

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: 10 May 2022



**12 MACKENZIE CRESCENT
WODONGA VIC 3690**

4 2 2

Sold Price **\$711,000** Sold Date **14-Feb-22**

Distance **1.91km**



**9 BANDICOOT LANE BANDIANA
VIC 3691**

4 2 2

Sold Price ^{RS} **\$629,000** ^{UN} Sold Date **26-Apr-22**

Distance **0.02km**



**13 KENNETH WATSON DRIVE
BANDIANA VIC 3691**

4 2 2

Sold Price ^{RS} **\$655,000** Sold Date **07-Apr-22**

Distance **0.33km**



**3 KEYSOR WAY WODONGA VIC
3690**

4 2 2

Sold Price ^{RS} **\$675,000** Sold Date **21-Mar-22**

Distance **1.99km**



**30 SILKY OAK AVENUE
WODONGA VIC 3690**

4 2 2

Sold Price ^{RS} **\$820,000** ^{UN} Sold Date **04-Apr-22**

Distance **1.29km**

RS = Recent sale **UN** = Undisclosed Sale

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