

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 3 Boyd Court, BARANDUDA VIC 3691

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$580,000 or range between _____ & _____

Median sale price

Median price \$549,000 Property Type HOUSE Suburb or
Locality West Wodonga

Period - From 1/11/2022 to 31/10/2023 Source realestate.com.au

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**

Address of comparable property	Price	Date of sale
1 9 LEXCEN STREET BARANDUDA	\$554,000	18/12/23
2 33 GLENWOOD BOULEVARD BARANDUDA	\$565,000	6/12/23
3 7 COMFREY COURT BARANDUDA	\$598,000	11/8/23

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: 16/2/24