



Bonnici &  
Associates



## STATEMENT OF INFORMATION

6 BASIL COURT, BARANDUDA, VIC 3691

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 BASIL COURT, BARANDUDA, VIC 3691**

3 1 5

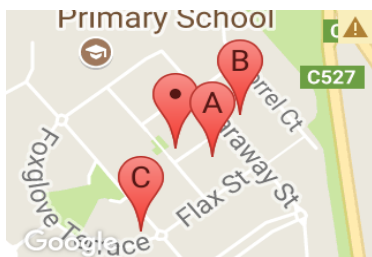
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

### Price Range:

Provided by: Jake Spargo, First National Bonnici & Associates

## MEDIAN SALE PRICE



**BARANDUDA, VIC, 3691**

Suburb Median Sale Price (House)

**\$370,000**

01 July 2016 to 30 June 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.



**9 BASIL CRT, BARANDUDA, VIC 3691**

3 2 2

Sale Price

**\$308,000**

Sale Date: 17/03/2017

Distance from Property: 62m



**15 CARAWAY ST, BARANDUDA, VIC 3691**

3 2 2

Sale Price

**\$304,000**

Sale Date: 15/11/2016

Distance from Property: 122m



**20 FOXGLOVE TCE, BARANDUDA, VIC 3691**

3 1 3

Sale Price

**\$317,500**

Sale Date: 05/12/2016

Distance from Property: 162m



This report has been compiled on 31/08/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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 BASIL COURT, BARANDUDA, VIC 3691

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

Median sale price

Median price

\$370,000

House

X

Unit


Suburb

BARANDUDA

Period

01 July 2016 to 30 June 2017

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
9 BASIL CRT, BARANDUDA, VIC 3691	\$308,000	17/03/2017
15 CARAWAY ST, BARANDUDA, VIC 3691	\$304,000	15/11/2016
20 FOXGLOVE TCE, BARANDUDA, VIC 3691	\$317,500	05/12/2016