

## 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

8 JUNIPER WAY BARANDUDA VIC 3691

### Indicative selling price

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

Single Price

\$475,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,250

Property type

House

Suburb

Baranduda

Period-from

01 Mar 2022

to

28 Feb 2023

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 FLAX STREET BARANDUDA VIC 3691	\$450,000	11-Jan-23
10 FOXGLOVE TERRACE BARANDUDA VIC 3691	\$495,000	03-Dec-21
2 OLSEN PLACE BARANDUDA VIC 3691	\$495,000	01-Nov-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: 17 March 2023

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**12 FLAX STREET BARANDUDA VIC 3691** Sold Price **\$450,000** Sold Date **11-Jan-23**  
Distance **0.16km**

3 1 1



**10 FOXGLOVE TERRACE BARANDUDA VIC 3691** Sold Price **\$495,000** Sold Date **03-Dec-21**  
Distance **0.13km**

3 2 2



**2 OLSEN PLACE BARANDUDA VIC 3691** Sold Price Sold Date **01-Nov-22**  
Distance **0.85km**

3 2 2

RS = Recent sale UN = Undisclosed Sale

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