

STATEMENT OF INFORMATION

23 TRANQUILLA ROAD, BARANDUDA, VIC 3691

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES

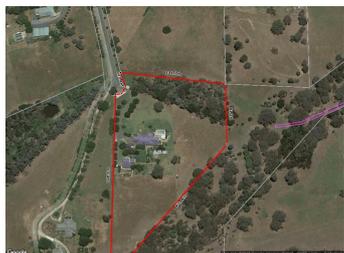


Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 TRANQUILLA ROAD, BARANDUDA, VIC  4  3  4

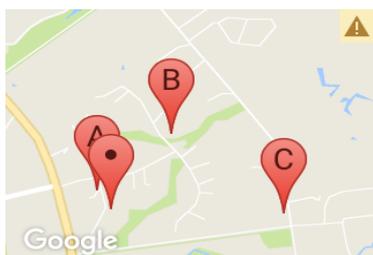
Indicative Selling Price

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

Price Range: \$930,000 to \$1,000,000

Provided by: Jake Spargo, First National Bonnici & Associates

MEDIAN SALE PRICE



BARANDUDA, VIC, 3691

Suburb Median Sale Price (House)

\$375,000

01 April 2017 to 31 March 2018

Provided by: 

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.



8 TRANQUILLA RD, BARANDUDA, VIC 3691  4  3  8

Sale Price

\$895,000

Sale Date: 18/11/2017

Distance from Property: 166m



16 CLANDEBOYE RD, BARANDUDA, VIC 3691  5  3  2

Sale Price

***\$735,000**

Sale Date: 15/03/2018

Distance from Property: 686m



490 WHYTES RD, BARANDUDA, VIC 3691  4  2  2

Sale Price

\$855,000

Sale Date: 06/12/2017

Distance from Property: 1.1km



This report has been compiled on 21/05/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - 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

23 TRANQUILLA ROAD, BARANDUDA, VIC 3691

Indicative selling price

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Price Range: \$930,000 to \$1,000,000

Median sale price

Median price \$375,000

House

Unit

Suburb

BARANDUDA

Period 01 April 2017 to 31 March 2018

Source

pricfinder

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
8 TRANQUILLA RD, BARANDUDA, VIC 3691	\$895,000	18/11/2017
16 CLANDEBOYE RD, BARANDUDA, VIC 3691	*\$735,000	15/03/2018
490 WHYTES RD, BARANDUDA, VIC 3691	\$855,000	06/12/2017