



Bonnici &
Associates



STATEMENT OF INFORMATION

, BARANDUDA, VIC 3691

PREPARED BY LEXLEY SEWELL, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



BARANDUDA, VIC 4 2 2

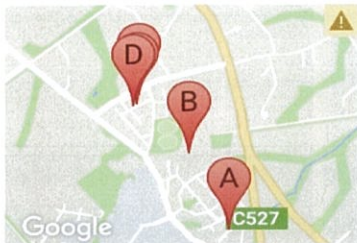
Indicative Selling Price

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

Single Price: **\$379,000**

Provided by: Lexley Sewell, First National Bonnici & Associates

MEDIAN SALE PRICE



BARANDUDA, VIC, 3691

Suburb Median Sale Price (House)

\$372,000

01 April 2017 to 31 March 2018

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.



18 HEMLOCK CRT, BARANDUDA, VIC 3691

4 2 2

Sale Price

\$382,000

Sale Date: 09/02/2018

Distance from Property: 1.2km



4 ARNICA CCT, BARANDUDA, VIC 3691

4 2 2

Sale Price

\$400,000

Sale Date: 06/09/2017

Distance from Property: 524m



5 GLEESON PL, BARANDUDA, VIC 3691

4 2 2

Sale Price

\$355,000

Sale Date: 28/09/2017

Distance from Property: 72m



This report has been compiled on 07/05/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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12 WHITELEY CCT, BARANDUDA, VIC 3691

4 2 2

Sale Price

\$442,000

Sale Date: 30/01/2018

Distance from Property: 24m



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

, BARANDUDA, VIC 3691

Indicative selling price

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

Single Price: \$379,000

Median sale price

Median price

\$372,000

House

X

Unit

Suburb

BARANDUDA

Period

01 April 2017 to 31 March 2018

Source

pricefinder

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
18 HEMLOCK CRT, BARANDUDA, VIC 3691	\$382,000	09/02/2018
4 ARNICA CCT, BARANDUDA, VIC 3691	\$400,000	06/09/2017
5 GLEESON PL, BARANDUDA, VIC 3691	\$355,000	28/09/2017
12 WHITELEY CCT, BARANDUDA, VIC 3691	\$442,000	30/01/2018