

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 FOXGLOVE TERRACE, BARANDUDA,

4 2 2

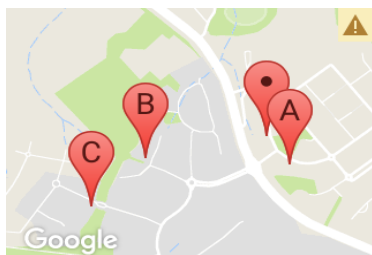
Indicative Selling Price

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

Price Range: \$462,000 to \$511,000

Provided by: Joan Naldrett, Joan Naldrett Real Estate

MEDIAN SALE PRICE



BARANDUDA, VIC, 3691

Suburb Median Sale Price (House)

\$353,500

01 January 2017 to 31 December 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.



25 FOXGLOVE TCE, BARANDUDA, VIC 3691

3 2 2

Sale Price

***\$475,000**

Sale Date: 02/11/2017

Distance from Property: 131m



6 WICKHAM CRT, BARANDUDA, VIC 3691

3 2 2

Sale Price

\$449,000

Sale Date: 23/06/2017

Distance from Property: 410m



12 QUOLL RD, BARANDUDA, VIC 3691

3 2 5

Sale Price

\$535,000

Sale Date: 26/10/2017

Distance from Property: 637m



This report has been compiled on 05/02/2018 by Joan Naldrett Real Estate. 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

15 FOXGLOVE TERRACE, BARANDUDA, VIC 3691

Indicative selling price

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

Price Range:

\$462,000 to \$511,000

Median sale price

Median price

\$353,500

House

X

Unit


Suburb

BARANDUDA

Period

01 January 2017 to 31 December 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
25 FOXGLOVE TCE, BARANDUDA, VIC 3691	*\$475,000	02/11/2017
6 WICKHAM CRT, BARANDUDA, VIC 3691	\$449,000	23/06/2017
12 QUOLL RD, BARANDUDA, VIC 3691	\$535,000	26/10/2017