

## STATEMENT OF INFORMATION

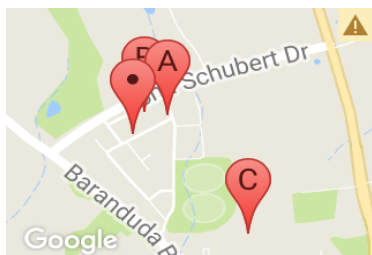
Section 47AF of the Estate Agents Act 1980

**12 WHITELEY CIRCUIT, BARANDUDA, VIC**  4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **420,000 to 450,000**

## MEDIAN SALE PRICE

**BARANDUDA, VIC, 3691**

Suburb Median Sale Price (House)

**\$353,500**

01 October 2016 to 30 September 2017

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.

**5 PRO HART DR, BARANDUDA, VIC 3691** 4  2  4

## Sale Price

**\*\$450,000**

Sale Date: 08/11/2017

Distance from Property: 134m

**5 GLEESON PL, BARANDUDA, VIC 3691** 4  2  2

## Sale Price

**\$355,000**

Sale Date: 28/09/2017

Distance from Property: 90m

**4 ARNICA CCT, BARANDUDA, VIC 3691** 4  2  2

## Sale Price

**\$400,000**

Sale Date: 06/09/2017

Distance from Property: 531m



This report has been compiled on 19/12/2017 by Sellbuyrent. 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

12 WHITELEY CIRCUIT, 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:

420,000 to 450,000

Median sale price

Median price

\$353,500

House

X

Unit


Suburb

BARANDUDA

Period

01 October 2016 to 30 September 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
5 PRO HART DR, BARANDUDA, VIC 3691	*\$450,000	08/11/2017
5 GLEESON PL, BARANDUDA, VIC 3691	\$355,000	28/09/2017
4 ARNICA CCT, BARANDUDA, VIC 3691	\$400,000	06/09/2017