

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

34 ELLEN MCDONALD DRIVE BARANDUDA VIC 3691

Indicative selling price

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

Single Price

\$430,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
11 SAGE COURT BARANDUDA VIC 3691	\$475,000	18-Oct-23
13 SAGE COURT BARANDUDA VIC 3691	\$485,000	28-Feb-24
52 MARGARET COURT DRIVE BARANDUDA VIC 3691	\$490,000	12-Feb-24

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: 02 October 2024

Tiago Neves
P 0466234548
M 0466234548
E tiago.neves@obrienrealestate.com.au



11 SAGE COURT BARANDUDA VIC 3691

Sold Price **\$475,000** Sold Date **18-Oct-23**

3 2 1

Distance **1.03km**



13 SAGE COURT BARANDUDA VIC 3691

Sold Price **\$485,000** Sold Date **28-Feb-24**

3 2 1

Distance **1.05km**



52 MARGARET COURT DRIVE BARANDUDA VIC 3691

Sold Price **\$490,000** Sold Date **12-Feb-24**

3 2 1

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.