STATEMENT OF INFORMATION

25 WHITELEY CIRCUIT, BARANDUDA, VIC 3691 PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES





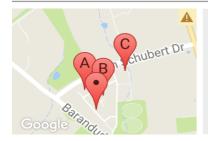


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



BARANDUDA, VIC, 3691

Suburb Median Sale Price (House)

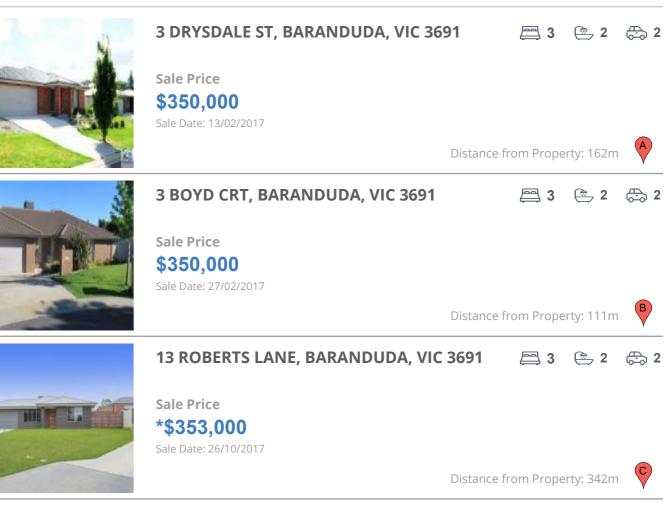
\$353,500

01 October 2016 to 30 September 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.



This report has been compiled on 27/11/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - 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 25 WHITELEY CIRCUIT, BARANDUDA, VIC 3691

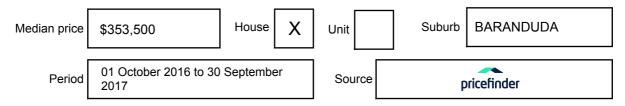
Indicative selling price

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

Single Price:

\$359,000

Median sale price



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
3 DRYSDALE ST, BARANDUDA, VIC 3691	\$350,000	13/02/2017
3 BOYD CRT, BARANDUDA, VIC 3691	\$350,000	27/02/2017
13 ROBERTS LANE, BARANDUDA, VIC 3691	*\$353,000	26/10/2017