

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

4 OLSEN PLACE 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

\$615,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Baranduda

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

7 GLEESON PLACE BARANDUDA VIC 3691	\$620,000	01-Apr-25
8 BOYD COURT BARANDUDA VIC 3691	\$625,000	23-May-25
24 GLENWOOD BOULEVARD BARANDUDA VIC 3691	\$606,000	20-Jun-25

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.

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**7 GLEESON PLACE BARANDUDA
VIC 3691**

 3  2  2

Sold Price **\$620,000** Sold Date **01-Apr-25**

Distance **0.13km**



**8 BOYD COURT BARANDUDA VIC
3691**

 4  2  2

Sold Price **\$625,000** Sold Date **23-May-25**

Distance **0.24km**



**24 GLENWOOD BOULEVARD
BARANDUDA VIC 3691**

 3  2  2

Sold Price **\$606,000** Sold Date **20-Jun-25**

Distance **0.49km**

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

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