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	9 Apple Box Court, Baranduda, Vic 3691							

Address
Including suburb and postcode 9 Apple Box Court, Baranduda, Vic 3691

Indicative selling price

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

Single price \$1,395,000

Median sale price

Median price	\$235,000		Property typ	oe Vacant	Vacant Land		Baranduda
Period - From	01/11/2024	to	31/10/2025	Source	Proptra	ack	

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 eighteen 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
1	\$	
2	\$	
3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:	03/11/2025

