

STATEMENT OF INFORMATION

2 FOXGLOVE TERRACE, BARANDUDA, VIC 3691

PREPARED BY LEISA ROBB , SELL BUY RENT, PHONE: 0415326347

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

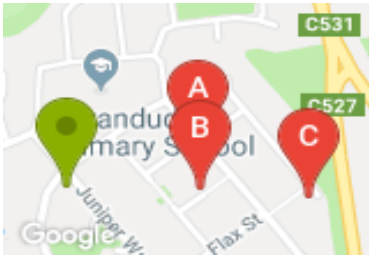
**2 FOXGLOVE TERRACE, BARANDUDA,** 3  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$290,000 to \$320,000**

Provided by: Leisa Robb, Sell Buy Rent

MEDIAN SALE PRICE

**BARANDUDA, VIC, 3691**

Suburb Median Sale Price (House)

\$391,750

01 July 2018 to 30 June 2019

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.

**6 CARAWAY ST, BARANDUDA, VIC 3691** 3  2  4

Sale Price

\$337,000

Sale Date: 23/04/2019

Distance from Property: 230m

**8 BASIL CRT, BARANDUDA, VIC 3691** 3  1  2

Sale Price

\$330,000

Sale Date: 07/02/2019

Distance from Property: 226m

**23 SORREL CRT, BARANDUDA, VIC 3691** 3  1  2

Sale Price

\$310,000

Sale Date: 04/02/2019

Distance from Property: 405m

**This report has been compiled on 15/08/2019 by Sell Buy Rent. Property Data Solutions Pty Ltd 2019 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address Including suburb and

Indicative selling price

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

Price Range:

Median sale price


Median price

House

Unit

Suburb

Period

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
6 CARAWAY ST, BARANDUDA, VIC 3691	\$337,000	23/04/2019
8 BASIL CRT, BARANDUDA, VIC 3691	\$330,000	07/02/2019
23 SORREL CRT, BARANDUDA, VIC 3691	\$310,000	04/02/2019