

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 Baranduda VIC 3691

Including suburb or
locality and postcode

Indicative selling price

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

Single price \$* _____ or range between \$495,000 _____ & 520,000 _____

Median sale price

Median price \$555,000 _____ Property Type House _____ Suburb or
Locality Baranduda _____

Period - From NOV 2021 _____ to NOV2022 _____ Source www.realestate.com.au

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
1 28 SORREL COURT BARANDUDA	505,000	14 APRIL 2022
2 25 CHERVIL PLACE BARANDUDA	\$540,000	19 AUG 2022
3 2 OLSEN PLACE, BARANDUDA	\$495,000	04 NOV 2022

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: 8/11/2022