

## 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

21 JOHN BOYES DRIVE BARANDUDA VIC 3691

### Indicative selling price

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

Single Price

or range  
between

\$1,730,000

&

\$1,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Farm

Suburb

Baranduda

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### 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

44 CLANDEBOYE ROAD BARANDUDA VIC 3691	\$1,850,000	17-Aug-23
41 GULLIFER LANE BONEGILLA VIC 3691	\$1,600,000	30-Aug-23
17 ECHIDNA COURT BARANDUDA VIC 3691	\$1,185,000	28-Sep-23

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: 29 July 2024

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**44 CLANDEBOYE ROAD  
 BARANDUDA VIC 3691**

4 2 8

Sold Price **\$1,850,000** Sold Date **17-Aug-23**

Distance **0.66km**



**41 GULLIFER LANE BONEGILLA  
 VIC 3691**

4 2 -

Sold Price **\$1,600,000** Sold Date **30-Aug-23**

Distance **3.64km**



**17 ECHIDNA COURT BARANDUDA  
 VIC 3691**

4 2 4

Sold Price **\$1,185,000** Sold Date **28-Sep-23**

Distance **1.95km**

RS = Recent sale      UN = Undisclosed Sale

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