



Bonnici &
Associates



STATEMENT OF INFORMATION

5 BANDICOOT LANE, BANDIANA, VIC

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 BANDICOOT LANE, BANDIANA, VIC

3 2 2

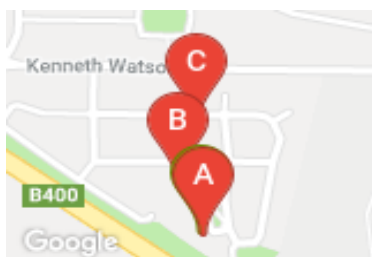
Indicative Selling Price

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

Single Price: **\$359,000**

Provided by: Jake Spargo, First National Bonnici & Associates

MEDIAN SALE PRICE



BANDIANA, VIC, 3691

Suburb Median Sale Price (House)

\$382,500

01 July 2017 to 30 June 2018

Provided by: pricefinder

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.



3 BANDICOOT LANE, BANDIANA, VIC 3691

3 2 2

Sale Price

\$345,000

Sale Date: 01/05/2018

Distance from Property: 8m



17 BANDICOOT LANE, BANDIANA, VIC 3694

4 2 2

Sale Price

\$375,000

Sale Date: 12/02/2018

Distance from Property: 101m



27 WHISTLER CON, BANDIANA, VIC 3691

4 2 2

Sale Price

\$390,000

Sale Date: 10/04/2018

Distance from Property: 202m



This report has been compiled on 23/07/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - 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

Property offered for sale

Address
Including suburb and
postcode

5 BANDICOOT LANE, BANDIANA, VIC

Indicative selling price

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

Single Price:

\$359,000

Median sale price

Median price

\$382,500

House

X

Unit


Suburb

BANDIANA

Period

01 July 2017 to 30 June 2018

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
3 BANDICOOT LANE, BANDIANA, VIC 3691	\$345,000	01/05/2018
17 BANDICOOT LANE, BANDIANA, VIC 3694	\$375,000	12/02/2018
27 WHISTLER CON, BANDIANA, VIC 3691	\$390,000	10/04/2018