



Bonnici &  
Associates



## STATEMENT OF INFORMATION

25 CARAWAY STREET, BARANDUDA, VIC

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**25 CARAWAY STREET, BARANDUDA, VIC**  3  2  2

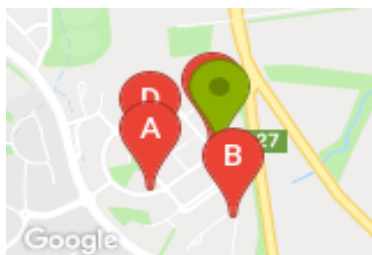
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$335,000**

Provided by: Jake Spargo, First National Bonnici & Associates

## MEDIAN SALE PRICE



**BARANDUDA, VIC, 3691**

Suburb Median Sale Price (House)

**\$377,500**

01 July 2017 to 30 June 2018

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.



**18 FOXGLOVE TCE, BARANDUDA, VIC 3691**  3  1  2

Sale Price

**\$312,000**

Sale Date: 21/12/2017

Distance from Property: 271m



**2 HEMLOCK CRT, BARANDUDA, VIC 3691**  3  2  2

Sale Price

**\$327,500**

Sale Date: 07/12/2017

Distance from Property: 255m



**21 CARAWAY ST, BARANDUDA, VIC 3691**  3  2  2

Sale Price

**\$335,000**

Sale Date: 24/08/2017

Distance from Property: 36m



This report has been compiled on 20/07/2018 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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12 JUNIPER WAY, BARANDUDA, VIC 3691

 3  1  4

Sale Price

**\$310,000**

Sale Date: 16/08/2017

Distance from Property: 236m



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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

25 CARAWAY STREET, BARANDUDA, VIC

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$335,000

Median sale price

Median price

\$377,500

House

X

Unit


Suburb

BARANDUDA

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
18 FOXGLOVE TCE, BARANDUDA, VIC 3691	\$312,000	21/12/2017
2 HEMLOCK CRT, BARANDUDA, VIC 3691	\$327,500	07/12/2017
21 CARAWAY ST, BARANDUDA, VIC 3691	\$335,000	24/08/2017
12 JUNIPER WAY, BARANDUDA, VIC 3691	\$310,000	16/08/2017