



Bonnici &
Associates



STATEMENT OF INFORMATION

7 BARTON DRIVE, BARANDUDA, VIC 3691

PREPARED BY TIAGO NEVES, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 BARTON DRIVE, BARANDUDA, VIC 3691  4  3  4

Indicative Selling Price

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

Single Price: **\$599,000**

Provided by: Tiago Neves, First National Bonnici & Associates

MEDIAN SALE PRICE



BARANDUDA, VIC, 3691

Suburb Median Sale Price (House)

\$375,000

01 April 2017 to 31 March 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.



4 BEATTY CRT, BARANDUDA, VIC 3691

 4  2  2

Sale Price

\$585,000

Sale Date: 02/06/2017

Distance from Property: 762m



5 BEATTY CRT, BARANDUDA, VIC 3691

 4  2  2

Sale Price

\$631,000

Sale Date: 09/08/2017

Distance from Property: 809m



55 FITZPATRICK DR, STAGHORN FLAT, VIC

 4  2  6

Sale Price

\$582,000

Sale Date: 04/05/2017

Distance from Property: 2.1km



This report has been compiled on 13/04/2018 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

7 BARTON DRIVE, BARANDUDA, VIC 3691

Indicative selling price

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

Single Price:

\$599,000

Median sale price

Median price

\$375,000

House

X

Unit


Suburb

BARANDUDA

Period

01 April 2017 to 31 March 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
4 BEATTY CRT, BARANDUDA, VIC 3691	\$585,000	02/06/2017
5 BEATTY CRT, BARANDUDA, VIC 3691	\$631,000	09/08/2017
55 FITZPATRICK DR, STAGHORN FLAT, VIC 3691	\$582,000	04/05/2017