

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

13 Lutzen Close Baranduda VIC 3691

Indicative selling price

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

Single Price

\$439,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,500

Property type

House

Suburb

Baranduda

Period-from

01 Jun 2019

to

31 May 2020

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

9 Stenzel Crescent Baranduda VIC 3691	\$409,000	03-Oct-19
16 Paterson Avenue Baranduda VIC 3691	\$405,000	30-Aug-19
25 Foxglove Terrace Baranduda VIC 3691	\$545,000	24-Jun-20

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: 30 June 2020

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9 Stenzel Crescent Baranduda VIC 3691

Sold Price

\$409,000

Sold Date

03-Oct-19

4

2

2

Distance

0.18km



16 Paterson Avenue Baranduda VIC 3691

Sold Price

\$405,000

Sold Date

30-Aug-19

3

2

2

Distance

0.21km



25 Foxglove Terrace Baranduda VIC 3691

Sold Price

^{RS} **\$545,000**

Sold Date

24-Jun-20

3

2

3

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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