



Bonnici &
Associates



STATEMENT OF INFORMATION

14 PATERSON AVENUE, BARANDUDA, VIC 3691

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 PATERSON AVENUE, BARANDUDA, VIC  4  2  5

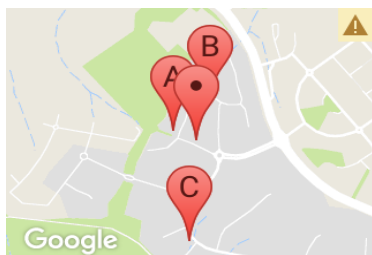
Indicative Selling Price

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

Price Range: \$390,000 to \$420,000

Provided by: Jake Spargo, First National Bonnici & Associates

MEDIAN SALE PRICE



BARANDUDA, VIC, 3691

Suburb Median Sale Price (House)

\$360,000

01 October 2016 to 30 September 2017

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.



6 WICKHAM CRT, BARANDUDA, VIC 3691

 3  2  2

Sale Price

\$449,000

Sale Date: 23/06/2017

Distance from Property: 82m



3 STENZEL CRES, BARANDUDA, VIC 3691

 3  2  2

Sale Price

\$390,000

Sale Date: 12/05/2017

Distance from Property: 153m



11 HOWARDS RD, BARANDUDA, VIC 3691

 3  2  4

Sale Price

\$407,000

Sale Date: 23/11/2016

Distance from Property: 373m



This report has been compiled on 31/10/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - 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

14 PATERSON AVENUE, BARANDUDA, VIC 3691

Indicative selling price

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

Price Range:

\$390,000 to \$420,000

Median sale price

Median price

\$360,000

House

X

Unit


Suburb

BARANDUDA

Period

01 October 2016 to 30 September 2017

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
6 WICKHAM CRT, BARANDUDA, VIC 3691	\$449,000	23/06/2017
3 STENZEL CRES, BARANDUDA, VIC 3691	\$390,000	12/05/2017
11 HOWARDS RD, BARANDUDA, VIC 3691	\$407,000	23/11/2016