

STATEMENT OF INFORMATION

25 WHITELEY CIRCUIT, BARANDUDA, VIC 3691

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &
Associates



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 WHITELEY CIRCUIT, BARANDUDA, 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



BARANDUDA, VIC, 3691

Suburb Median Sale Price (House)

\$353,500

01 October 2016 to 30 September 2017

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 DRYSDALE ST, BARANDUDA, VIC 3691 3 2 2

Sale Price

\$350,000

Sale Date: 13/02/2017

Distance from Property: 162m



3 BOYD CRT, BARANDUDA, VIC 3691 3 2 2

Sale Price

\$350,000

Sale Date: 27/02/2017

Distance from Property: 111m



13 ROBERTS LANE, BARANDUDA, VIC 3691 3 2 2

Sale Price

***\$353,000**

Sale Date: 26/10/2017

Distance from Property: 342m



This report has been compiled on 27/11/2017 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

25 WHITELEY CIRCUIT, BARANDUDA, VIC 3691

Indicative selling price

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

Single Price:

\$359,000

Median sale price

Median price

\$353,500

House

Unit

Suburb

BARANDUDA

Period

01 October 2016 to 30 September 2017

Source

pricfinder

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 DRYSDALE ST, BARANDUDA, VIC 3691	\$350,000	13/02/2017
3 BOYD CRT, BARANDUDA, VIC 3691	\$350,000	27/02/2017
13 ROBERTS LANE, BARANDUDA, VIC 3691	*\$353,000	26/10/2017