

# STATEMENT OF INFORMATION

3 STENZEL CRESCENT, BARANDUDA, VIC 3691

PREPARED BY JAKE SPARGO, FIRST NATIONAL BONNICI & ASSOCIATES



Bonnici &  
Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 STENZEL CRESCENT, BARANDUDA, VIC**  3  2  2

### Indicative Selling Price

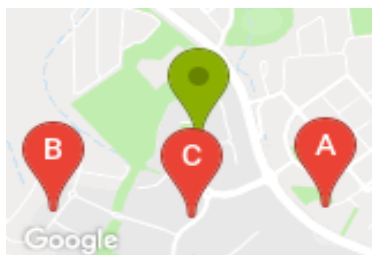
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price:

**\$525,000**

Provided by: Jake Spargo, First National Bonnici & Associates

## MEDIAN SALE PRICE



**BARANDUDA, VIC, 3691**

Suburb Median Sale Price (House)

**\$391,750**

01 July 2018 to 30 June 2019

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 VALERIAN TCE, BARANDUDA, VIC 3691**

 4  2  2

Sale Price

**\$579,000**

Sale Date: 08/10/2018

Distance from Property: 493m



**7 KRUEGER ST, BARANDUDA, VIC 3691**

 4  2  3

Sale Price

**\$525,000**

Sale Date: 30/05/2019

Distance from Property: 554m



**27 HOWARDS RD, BARANDUDA, VIC 3691**

 4  2  2

Sale Price

**\$517,500**

Sale Date: 17/01/2019

Distance from Property: 295m



This report has been compiled on 07/08/2019 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

3 STENZEL CRESCENT, BARANDUDA, VIC 3691

### Indicative selling price

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

Single Price:

\$525,000

### Median sale price

Median price

\$391,750

House

X

Unit

Suburb

BARANDUDA

Period

01 July 2018 to 30 June 2019

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

18 VALERIAN TCE, BARANDUDA, VIC 3691	\$579,000	08/10/2018
7 KRUEGER ST, BARANDUDA, VIC 3691	\$525,000	30/05/2019
27 HOWARDS RD, BARANDUDA, VIC 3691	\$517,500	17/01/2019