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# Statement of Information

16 CLANDEBOYE ROAD, BARANDUDA, VIC 3691

Prepared by William Bonnici, First National Bonnici & Associates



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



Professionals

### 16 CLANDEBOYE ROAD, BARANDUDA,

5 2 6

#### Indicative Selling Price

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

Single Price: **\$749,000**

Provided by: William Bonnici, First National Bonnici & Associates

## MEDIAN SALE PRICE



### BARANDUDA, VIC, 3691

#### Suburb Median Sale Price (House)

**\$375,000**

01 July 2016 to 30 June 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.



### 15 KRUEGER ST, BARANDUDA, VIC 3691

4 2 2

Sale Price

**\*\$595,000**

Sale Date: 16/05/2017

Distance from Property: 2.6km



### 29 KINGSTON RD, BARANDUDA, VIC 3691

4 3 4

Sale Price

**\$840,000**

Sale Date: 20/12/2016

Distance from Property: 479m



### 10 QUOLL RD, BARANDUDA, VIC 3691

3 3 2

Sale Price

**\*\$595,000**

Sale Date: 18/07/2017

Distance from Property: 2.4km



This report has been compiled on 10/08/2017 by First National Bonnici & Associates. Property Data Solutions Pty Ltd 2017 - [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

### Property offered for sale

Address  
Including suburb and  
postcode

16 CLANDEBOYE ROAD, 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: \$749,000

### Median sale price

Median price \$375,000

House

Unit

Suburb

BARANDUDA

Period 01 July 2016 to 30 June 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
15 KRUEGER ST, BARANDUDA, VIC 3691	*\$595,000	16/05/2017
29 KINGSTON RD, BARANDUDA, VIC 3691	\$840,000	20/12/2016
10 QUOLL RD, BARANDUDA, VIC 3691	*\$595,000	18/07/2017