STATEMENT OF INFORMATION

7 HYSSOP COURT, BARANDUDA, VIC 3691

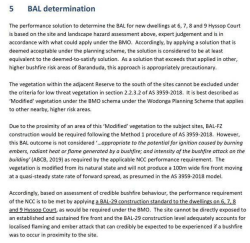
PREPARED BY CLINT ILSLEY , WODONGA REAL ESTATE



wodonga real estate
bestagents

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 BAL determination

The performance solution to determine the BAL for new dwellings at 6, 7, 8 and 9 Hyssop Court is based on the site and landscape hazard assessment above, expert judgement and is in accordance with what could apply under the BMO. Accordingly, by applying a solution that is deemed acceptable under the planning scheme, the solution is considered to be at least equivalent to the deemed-to-satisfy solution. As a solution that exceeds that applied in other, higher bushfire risk areas of Baranduda, this approach is appropriately precautionary.

The vegetation within the adjacent Reserve to the south of the sites cannot be excluded under the criteria for low threat vegetation in section 2.2.3.2 of AS 3959-2018. It is best described as 'Modified' vegetation under the BMO schema under the Wodonga Planning Scheme that applies to other nearby, higher risk areas.

Due to the proximity of an area of this 'Modified' vegetation to the subject sites, BAL-FZ construction would be required following the Method 1 procedure of AS 3959-2018. However, this BAL outcome is not considered '...*appropriate to the potential for ignition caused by burning embers, radiant heat or flame generated by a bushfire, and intensity of the bushfire attack on the building*' (ABCB, 2019) as required by the applicable NCC performance requirement. The vegetation is modified from its natural state and will not produce a 100m wide fire front moving at a quasi-steady state rate of forward spread, as presumed in the AS 3959-2018 model.

Accordingly, based on assessment of credible bushfire behaviour, the performance requirement of the NCC is to be met by applying a BAL-29 construction standard to the dwellings on 6, 7, 8 and 9 Hyssop Court, as would be required under the BMO. The site cannot be directly exposed to an established and sustained fire front and the BAL-29 construction level adequately accounts for localised flaming and ember attack that can credibly be expected to be experienced if a bushfire was to occur in proximity to the site.

7 HYSSOP COURT, BARANDUDA, VIC 3691

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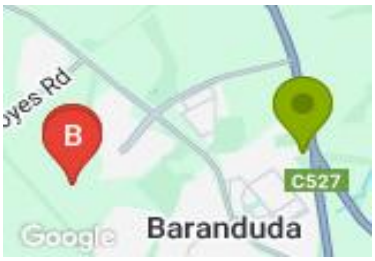
Indicative Selling Price

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

Single Price: **$235,000**

Provided by: Clint Ilsley , Wodonga Real Estate

MEDIAN SALE PRICE



BARANDUDA, VIC, 3691

Suburb Median Sale Price (Vacant Land)

$225,000

01 January 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



32 BAYLIS ST, BARANDUDA, VIC 3691

4 2 2

Sale Price

$225,000

Sale Date: 10/05/2023

Distance from Property: 1.6km



30 BAYLIS ST, BARANDUDA, VIC 3691

4 2 4

Sale Price

$225,000

Sale Date: 14/06/2023

Distance from Property: 1.6km

This report has been compiled on 24/03/2025 by Wodonga Real Estate. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state 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 before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	7 HYSSOP COURT, BARANDUDA, VIC 3691

Indicative selling price

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

Single Price:	$235,000

Median sale price

Median price	$225,000	Property type	Vacant Land	Suburb	BARANDUDA
Period	01 January 2024 to 31 December 2024	Source	pricefinder		

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
32 BAYLIS ST, BARANDUDA, VIC 3691	$225,000	10/05/2023
30 BAYLIS ST, BARANDUDA, VIC 3691	$225,000	14/06/2023

This Statement of Information was prepared on: 24/03/2025