

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 PRO HART DRIVE BARANDUDA VIC 3691

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Baranduda

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

12 BEADSWORTH STREET BARANDUDA VIC 3691	\$670,000	03-Apr-23
20 LASILLA PLACE BARANDUDA VIC 3691	\$640,000	14-Mar-23
17 LASILLA PLACE BARANDUDA VIC 3691	\$700,000	14-Jun-22

OR

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

This Statement of Information was prepared on: 24 April 2023



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**12 BEADSWORTH STREET
BARANDUDA VIC 3691**

4 2 2

Sold Price

RS

\$670,000

Sold Date

03-Apr-23

Distance

0.75km**20 LASILLA PLACE BARANDUDA
VIC 3691**

4 2 2

Sold Price

\$640,000

Sold Date

14-Mar-23

Distance

0.75km**17 LASILLA PLACE BARANDUDA
VIC 3691**

4 2 2

Sold Price

\$700,000

Sold Date

14-Jun-22

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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