

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 16 Chervil Place Baranduda Vic 3691

Including suburb or
locality and postcode

Indicative selling price

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

\$1,350,000

or range between

&

Median sale price

Median price \$700,000

Property Type House

Suburb or

Locality Baranduda

Period - From 09/06/2023

to 10/07/2024

Source propertyvalue.com.au

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

1 5 Platypus Court Baranduda Vic 3691	\$1,120,000	26/04/2024
2 17 Echidna Court Baranduda Vic 3691	\$1,185,000	28/09/2023
3 17 Howards Road Vic 3691	\$1,150,000	09/06/2023

This Statement of Information was prepared on:

10/07/2024