

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

18/34 ELLEN MCDONALD 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

or range
between

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Baranduda

Period-from

01 Dec 2023

to

30 Nov 2024

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

13 SAGE COURT BARANDUDA VIC 3691	\$485,000	28-Feb-24
11 SAGE COURT BARANDUDA VIC 3691	\$475,000	18-Oct-23
8 JUNIPER WAY BARANDUDA VIC 3691	\$455,000	19-Jun-23

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.

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13 SAGE COURT BARANDUDA VIC 3691

Sold Price

\$485,000

Sold Date

28-Feb-24

 3

 2

 1

Distance

1.15km



11 SAGE COURT BARANDUDA VIC 3691

Sold Price

\$475,000

Sold Date

18-Oct-23

 3

 2

 1

Distance

1.13km



8 JUNIPER WAY BARANDUDA VIC 3691

Sold Price

\$455,000

Sold Date

19-Jun-23

 2

 2

 2

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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