

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

21 JOHN BOYES 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

\$1,700,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Baranduda

Period-from

01 Sep 2023

to

31 Aug 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

44 CLANDEBOYE ROAD BARANDUDA VIC 3691	\$1,850,000	17-Aug-23
41 GULLIFER LANE BONEGILLA VIC 3691	\$1,600,000	30-Aug-23
17 ECHIDNA COURT BARANDUDA VIC 3691	\$1,185,000	28-Sep-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.~~

This Statement of Information was prepared on: 30 September 2024

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**44 CLANDEBOYE ROAD
 BARANDUDA VIC 3691**

4 2 8

Sold Price **\$1,850,000** Sold Date **17-Aug-23**

Distance **0.66km**



**41 GULLIFER LANE BONEGILLA
 VIC 3691**

4 2 -

Sold Price **\$1,600,000** Sold Date **30-Aug-23**

Distance **3.64km**



**17 ECHIDNA COURT BARANDUDA
 VIC 3691**

4 2 4

Sold Price **\$1,185,000** Sold Date **28-Sep-23**

Distance **1.95km**

RS = Recent sale UN = Undisclosed Sale

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