

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

37 FOXGLOVE TERRACE 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

\$639,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Baranduda

Period-from

01 Aug 2023

to

31 Jul 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

5 PRO HART DRIVE BARANDUDA VIC 3691	\$655,000	26-Jun-23
8 WHITELEY CIRCUIT BARANDUDA VIC 3691	\$647,000	27-Mar-23
19 ARNICA CIRCUIT BARANDUDA VIC 3691	\$655,000	07-Mar-24

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: 07 August 2024



**5 PRO HART DRIVE BARANDUDA
VIC 3691**

 4  2  3

Sold Price

\$655,000

Sold Date

26-Jun-23

Distance

0.99km



**8 WHITELEY CIRCUIT BARANDUDA
VIC 3691**

 4  2  2

Sold Price

\$647,000

Sold Date

27-Mar-23

Distance

0.99km



**19 ARNICA CIRCUIT BARANDUDA
VIC 3691**

 4  2  2

Sold Price

\$655,000

Sold Date

07-Mar-24

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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