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	17/34 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	$390,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Other	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
11 SAGE COURT BARANDUDA VIC 3691	$475,000	18-Oct-23
13 SAGE COURT BARANDUDA VIC 3691	$485,000	28-Feb-24
14 GLENWOOD BOULEVARD BARANDUDA VIC 3691	$510,000	09-Jul-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: 02 December 2024

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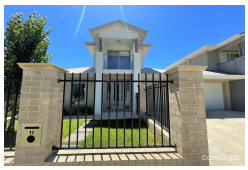

11 SAGE COURT BARANDUDA VIC 3691

3 2 1

Sold Price **$475,000** Sold Date **18-Oct-23**

Distance **1.13km**



13 SAGE COURT BARANDUDA VIC 3691

3 2 1

Sold Price **$485,000** Sold Date **28-Feb-24**

Distance **1.15km**



14 GLENWOOD BOULEVARD BARANDUDA VIC 3691

2 1 2

Sold Price **$510,000** Sold Date **09-Jul-24**

Distance **1.07km**

RS = Recent sale **UN** = Undisclosed Sale

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