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: 6 GAZE STREET 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)

~~or range~~
Single
~~between~~: $669,000 Price& [ ] [ ]

Median sale price

(*Delete house or unit as applicable)

Median Price: $596,250 Property type: House Suburb: Baranduda

Period-from: 01 Feb 2023 to: 31 Jan 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
20 ROYCROFT STREET BARANDUDA VIC 3691	$700,000	23-Jan-24
12 BEADSWORTH STREET BARANDUDA VIC 3691	$670,000	18-Apr-23
7 LANNING STREET BARANDUDA VIC 3691	$699,000	20-Dec-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: 09 February 2024

Tom Sanderson
P (02)60590611
M 0413842442

E tom.sanderson@obre.com.au



20 ROYCROFT STREET BARANDUDA VIC 3691

4 2 2

Sold Price RS $700,000 Sold Date 23-Jan-24

Distance 0.45km



12 BEADSWORTH STREET BARANDUDA VIC 3691

4 2 2

Sold Price $670,000 Sold Date 18-Apr-23

Distance 0.87km



7 LANNING STREET BARANDUDA VIC 3691

4 2 2

Sold Price $699,000 Sold Date 20-Dec-23

Distance 0.89km

RS = Recent sale UN = Undisclosed Sale

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