

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 LEXCEN STREET, BARANDUDA, VIC

 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$649,000**

Provided by: Terry Hill, Professionals Wodonga

MEDIAN SALE PRICE



BARANDUDA, VIC, 3691

Suburb Median Sale Price (House)

\$657,500

01 April 2023 to 31 March 2024

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



10 GAZE ST, BARANDUDA, VIC 3691

 4  2  2

Sale Price

\$650,000

Sale Date: 15/05/2024

Distance from Property: 599m



5 BILBERRY WAY, BARANDUDA, VIC 3691

 4  2  2

Sale Price

\$645,000

Sale Date: 11/12/2023

Distance from Property: 850m



12 LEXCEN ST, BARANDUDA, VIC 3691

 4  2  2

Sale Price

\$640,000

Sale Date: 27/11/2023

Distance from Property: 121m



This report has been compiled on 26/06/2024 by Professionals Wodonga. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

24 LEXCEN STREET, BARANDUDA, VIC 3691

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$649,000

Median sale price

Median price \$657,500

Property type

House

Suburb

BARANDUDA

Period

01 April 2023 to 31 March 2024

Source

 pricefinder

Comparable property sales

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
10 GAZE ST, BARANDUDA, VIC 3691	\$650,000	15/05/2024
5 BILBERRY WAY, BARANDUDA, VIC 3691	\$645,000	11/12/2023
12 LEXCEN ST, BARANDUDA, VIC 3691	\$640,000	27/11/2023

This Statement of Information was prepared

26/06/2024