

## 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

4 BARNES STREET BARANDUDA VIC 3691

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$899,000

&

\$939,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Baranduda

Period-from

01 Jul 2024

to

30 Jun 2025

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

16 WESTACOTT CRESCENT BARANDUDA VIC 3691	\$930,000	31-Jan-25
61 WESTACOTT CRESCENT BARANDUDA VIC 3691	\$875,000	21-Oct-24
42 CHARLTON ROAD KILLARA VIC 3691	\$885,000	23-Aug-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.

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**16 WESTACOTT CRESCENT  
BARANDUDA VIC 3691**

4 2 2

Sold Price **\$930,000** Sold Date **31-Jan-25**

Distance **0.45km**



**61 WESTACOTT CRESCENT  
BARANDUDA VIC 3691**

4 2 2

Sold Price **\$875,000** Sold Date **21-Oct-24**

Distance **0.45km**



**42 CHARLTON ROAD KILLARA VIC  
3691**

4 2 2

Sold Price **\$885,000** Sold Date **23-Aug-24**

Distance **4.8km**

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

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