



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 6 Comfrey Court, BARANDUDA 3691

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$329,500**

### Median sale price

Median **House** for **BARANDUDA** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$391,750**

### 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 the most comparable to the property for sale.

<b>6 Caraway Street,</b> Baranduda 3691	<b>Price \$337,000</b> Sold 23 April 2019
<b>37 Foxglove Terrace,</b> Baranduda 3691	<b>Price \$375,000</b> Sold 19 March 2019
<b>17 Hemlock Court,</b> Baranduda 3691	<b>Price \$452,500</b> Sold 05 August 2019

This Statement of Information was prepared on 20th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



2 parking

### Elders Real Estate Wodonga

140-142 High Street,  
Wodonga VIC 3690

### Contact agents



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