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<br>Including suburb and postcode | 17 Bredt Street Bairnsdale VIC 3875 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single Price | $469,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $325,000 | Property type | House | Suburb | Bairnsdale |
| Period-from | 01 Nov 2020 | to | 31 Oct 2021 | 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 |
|---|---|---|
| 121 Drevermann Street Bairnsdale VIC 3875 | $350,000 | 28-Jun-21 |
| 14 Morgan Street Bairnsdale VIC 3875 | $345,000 | 29-May-21 |
| 16 Mary Street East Bairnsdale VIC 3875 | $395,000 | 09-Sep-21 |

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: 01 November 2021

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**121 Drevermann Street Bairnsdale VIC 3875**

3 1 1

Sold Price **$350,000** Sold Date **28-Jun-21**

Distance **0.21km**



**14 Morgan Street Bairnsdale VIC 3875**

3 1 1

Sold Price **$345,000** Sold Date **29-May-21**

Distance **0.68km**



**16 Mary Street East Bairnsdale VIC 3875**

3 1 1

Sold Price RS **$395,000** UN Sold Date **09-Sep-21**

Distance **4.24km**

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

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