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	3 SUDING ROAD 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	$250,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$240,000	Property type	Land	Suburb	Bairnsdale
Period-from	01 Oct 2022	to	30 Sep 2023	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
27 MCKEAN STREET BAIRNSDALE VIC 3875	$265,000	23-May-23
41 TAYLOR STREET BAIRNSDALE VIC 3875	$240,000	14-Feb-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: 04 October 2023

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27 MCKEAN STREET BAIRNSDALE VIC 3875

Sold Price $265,000 Sold Date 23-May-23

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Distance 2.07km



41 TAYLOR STREET BAIRNSDALE VIC 3875

Sold Price $240,000 Sold Date 14-Feb-23

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Distance 2.35km

RS = Recent sale UN = Undisclosed Sale

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