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 or locality and postcode	30 Kingfisher Drive, 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	$169,000.00

Median sale price

Median price	$237,500.00	Property type	Land	Suburb	Bairnsdale
Period - From	01 Aug 2023	to	31 Jul 2024	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
Lot 520 Grassbird Street, Bairnsdale VIC 3875	$169,500	01-Feb-23
Lot 516 Grassbird Street, Bairnsdale VIC 3875	$189,500	15-Feb-24
17 Bicknell Lane, Bairnsdale VIC 3875	$165,000	04-Jun-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: 20 August 2024