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	20 WARBLER 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	$530,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$430,000	Property type	House	Suburb	Bairnsdale
Period-from	01 Jan 2024	to	31 Dec 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
9 ARGYLE STREET LUCKNOW VIC 3875	$570,000	05-Jan-25
9 MCKIMMIE COURT EAST BAIRNSDALE VIC 3875	$540,000	22-Nov-24
88 HEBE WAY LUCKNOW VIC 3875	$505,000	25-Sep-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.~~

This Statement of Information was prepared on: 24 January 2025

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9 ARGYLE STREET LUCKNOW VIC 3875 — Sold Price RS $570,000 UN — Sold Date 05-Jan-25

4 2 2 — Distance 7.72km



9 MCKIMMIE COURT EAST BAIRNSDALE VIC 3875 — Sold Price $540,000 — Sold Date 22-Nov-24

4 2 2 — Distance 6.52km



88 HEBE WAY LUCKNOW VIC 3875 — Sold Price $505,000 — Sold Date 25-Sep-24

4 2 2 — Distance 7.55km

RS = Recent sale UN = Undisclosed Sale

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