

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 KOLLMORGEN PLACE, BAIRNSDALE,



3



2



2

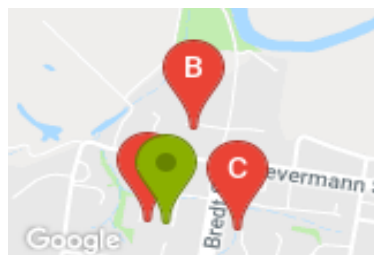
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$435,000

MEDIAN SALE PRICE



BAIRNSDALE, VIC, 3875

Suburb Median Sale Price (House)

\$265,000

01 July 2017 to 30 June 2018

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.



25 BALLANTINE ST, BAIRNSDALE, VIC 3875



4



2



2

Sale Price

\$405,000

Sale Date: 15/01/2018

Distance from Property: 65m



31 POPE ST, BAIRNSDALE, VIC 3875



4



2



6

Sale Price

\$445,000

Sale Date: 05/06/2017

Distance from Property: 355m



5 ASHWOOD CRT, BAIRNSDALE, VIC 3875



4



2



4

Sale Price

\$410,000

Sale Date: 01/05/2017

Distance from Property: 227m



This report has been compiled on 24/07/2018 by Ashwood van Reyk Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 KOLLMORGEN PLACE, BAIRNSDALE, VIC

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$435,000

Median sale price

Median price

\$265,000

House

X

Unit

Suburb

BAIRNSDALE

Period

01 July 2017 to 30 June 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
25 BALLANTINE ST, BAIRNSDALE, VIC 3875	\$405,000	15/01/2018
31 POPE ST, BAIRNSDALE, VIC 3875	\$445,000	05/06/2017
5 ASHWOOD CRT, BAIRNSDALE, VIC 3875	\$410,000	01/05/2017