

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

100 Drevermann 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

\$200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$129,900

Property type

Land

Suburb

Bairnsdale

Period-from

01 Jul 2020

to

30 Jun 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

19 Llewelyn Court Bairnsdale VIC 3875	\$200,000	12-Feb-21
5 Bent Street Bairnsdale VIC 3875	\$167,500	01-May-17
15B Dwyer Street Wy Yung VIC 3875	\$146,500	22-Mar-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.

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Mark Ashley
P 03 5153 2929
M 0409 001 987
E mark.ashley@eldersrealestate.com.au



19 Llewelyn Court Bairnsdale VIC 3875

Sold Price **\$200,000** Sold Date **12-Feb-21**

- -

Distance **0.8km**



5 Bent Street Bairnsdale VIC 3875

Sold Price **\$167,500** Sold Date **01-May-17**

- -

Distance **1.49km**



15B Dwyer Street Wy Yung VIC 3875

Sold Price **\$146,500** Sold Date **22-Mar-21**

- -

Distance **1.81km**

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

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