

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8/34 WALLACE STREET, BAIRNSDALE,

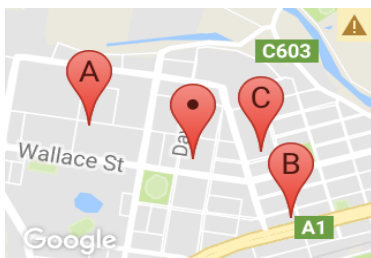
 2  1  1

Indicative Selling Price

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

Single Price: 219,000

MEDIAN SALE PRICE



BAIRNSDALE, VIC, 3875

Suburb Median Sale Price (House)

\$264,500

01 April 2017 to 31 March 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.



1/91 MORONEY ST, BAIRNSDALE, VIC

 2  1  1

Sale Price

\$217,500

Sale Date: 27/11/2017

Distance from Property: 717m



2/58 LIGAR ST, BAIRNSDALE, VIC 3875

 2  1  -

Sale Price

\$197,500

Sale Date: 04/07/2017

Distance from Property: 774m



3/70 MITCHELL ST, BAIRNSDALE, VIC

 2  1  2

Sale Price

\$233,000

Sale Date: 10/03/2017

Distance from Property: 451m



This report has been compiled on 04/04/2018 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

8/34 WALLACE STREET, BAIRNSDALE, VIC 3875

Indicative selling price

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

Single Price:

219,000

Median sale price

Median price

\$264,500

House

X

Unit


Suburb

BAIRNSDALE

Period

01 April 2017 to 31 March 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
1/91 MORONEY ST, BAIRNSDALE, VIC 3875	\$217,500	27/11/2017
2/58 LIGAR ST, BAIRNSDALE, VIC 3875	\$197,500	04/07/2017
3/70 MITCHELL ST, BAIRNSDALE, VIC 3875	\$233,000	10/03/2017