



Laura Waites
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 Whistler 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

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$267,000

*House

X

*Unit

Suburb

Bairnsdale

Period-from

01/10/2017

to

30/09/2018

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

28 Verdell Street Hillside VIC 3875	\$489,000	05-Dec-17
6 Egret Close Bairnsdale VIC 3875	\$408,000	17-Nov-17
11 Cormorant Close Bairnsdale VIC 3875	\$449,000	22-Aug-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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28 Verdell Street Hillside VIC 3875

Sold Price

\$489,000

Sold Date

05-Dec-17

3 2 2

Distance

0.19km



6 Egret Close Bairnsdale VIC 3875

Sold Price

\$408,000

Sold Date

17-Nov-17

4 2 2

Distance

0.25km



11 Cormorant Close Bairnsdale VIC 3875

Sold Price

\$449,000

Sold Date

22-Aug-18

4 2 2

Distance

0.43km

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