

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

60 LIGAR 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$444,400

Property type

House

Suburb

Bairnsdale

Period-from

01 May 2022

to

30 Apr 2023

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

89 PEARSON STREET BAIRNSDALE VIC 3875	\$535,000	16-May-22
92 PEARSON STREET BAIRNSDALE VIC 3875	\$500,000	14-Feb-23
5 ROSS STREET BAIRNSDALE VIC 3875	\$540,000	17-Apr-23

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: 29 May 2023



89 PEARSON STREET BAIRNSDALE Sold Price
VIC 3875

\$535,000 Sold Date **16-May-22**

 4  1  -

Distance **0.29km**



92 PEARSON STREET BAIRNSDALE Sold Price
VIC 3875

\$500,000 Sold Date **14-Feb-23**

 2  2  2

Distance **0.38km**



5 ROSS STREET BAIRNSDALE VIC Sold Price
3875

^{RS} **\$540,000** ^{UN} Sold Date **17-Apr-23**

 3  1  1

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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