

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

12 ASHWOOD COURT 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

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

House

Suburb

Bairnsdale

Period-from

01 Apr 2021

to

31 Mar 2022

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

13 KELSEY COURT BAIRNSDALE VIC 3875	\$447,000	25-Feb-22
7 WYNDHAM COURT BAIRNSDALE VIC 3875	\$520,000	12-Jan-22
14 GRAY STREET BAIRNSDALE VIC 3875	\$545,000	28-Mar-22

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: 19 April 2022



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**13 KELSEY COURT BAIRNSDALE
VIC 3875**

Sold Price **\$447,000** Sold Date **25-Feb-22**

3 2 3

Distance **0.21km**



**7 WYNDHAM COURT BAIRNSDALE
VIC 3875**

Sold Price **\$520,000** Sold Date **12-Jan-22**

3 2 2

Distance **0.27km**



**14 GRAY STREET BAIRNSDALE VIC
3875**

Sold Price ^{RS} **\$545,000** ^{UN} Sold Date **28-Mar-22**

3 2 2

Distance **0.55km**

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

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