

## 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

13B WALLACE STREET BAIRNSDALE VIC 3875

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$495,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$287,000

Property type

Unit

Suburb

Bairnsdale

Period-from

01 Dec 2021

to

30 Nov 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

2/28 MITCHELL STREET BAIRNSDALE VIC 3875	\$450,000	03-May-22
5B BLACKWOOD AVENUE WY YUNG VIC 3875	\$450,000	14-Dec-22
23A LEN COOK DRIVE EASTWOOD VIC 3875	\$492,000	10-Jun-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: 22 December 2022



**2/28 MITCHELL STREET  
BAIRNSDALE VIC 3875**

 3  2  4

Sold Price **\$450,000** Sold Date **03-May-22**

Distance **0.76km**



**5B BLACKWOOD AVENUE WY  
YUNG VIC 3875**

 3  2  2

Sold Price <sup>RS</sup> **\$450,000** Sold Date **14-Dec-22**

Distance **2.43km**



**23A LEN COOK DRIVE EASTWOOD  
VIC 3875**

 3  2  2

Sold Price **\$492,000** Sold Date **10-Jun-22**

Distance **2.66km**

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

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